

Land Use Element of the Master Plan of the City of Newark

Written Comments & Responses

Prepared for the Central Planning Board
City of Newark, New Jersey

by:
City of Newark
Department of Economic & Housing Development
and
Phillips Preiss Shapiro Associates
Planning & Real Estate Consultants
in association with
Schoor DePalma
Engineers and Design Professionals

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**City of Newark, NJ
Department of Economic and Housing Development**

**COMPILATION OF WRITTEN COMMENTS AND RESPONSES
CONCERNING THE LAND USE ELEMENT
OF THE NEWARK MASTER PLAN
(OCTOBER 2001 REVISED DRAFT)**

The Revised Draft Land Use Element of the Newark Master Plan was released to the public in October 2001. Following release of the document, the City of Newark's Department of Economic and Housing Development, in association with local community organizations, held a series of ten (10) public meetings throughout the five wards of Newark, two (2) meetings per ward, during the months of February and March, 2002. The purpose of these meetings was to solicit input and comments from community residents, community organizations, stakeholders and other interested parties regarding the Revised Draft Land Use Element, as well as other issues affecting land use in Newark, such as transportation and community facilities. While not all of the concerns raised at the meetings could be fully addressed during the meetings, largely because many of the concerns were beyond the scope of the Land Use Element, the meetings did provide an important foundation for future planning in the City, especially with respect to revising the other Elements of the Master Plan in the future. Among the other Elements of the Master Plan to be revised in the future are the Community Facilities Element and the Open Space and Recreation Element.

The initial deadline date for written comments was January 16, 2002, but this was extended to a postmark date of March 15, 2002 to allow for the completion of all public meetings, the last of which occurred on March 7, 2002. Copies of the written comments submitted during the comment period, and the City's responses, are provided herein.

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**City of Newark, NJ Master Plan
October 2001 Draft Land Use Element**

Comments from:

1. GOVERNMENT AGENCIES & OFFICIALS

| Comments | City of Newark Responses |
|---|---|
| <p>Comments on Oct. 2001 Draft Land Use Element From: Seth Tarrasch, Newark Dept. of Engineering Date: Jan. 14, 2002 Met: My comments on the Land Use Element are:</p> | |
| <p>1. Some general comments. With so much emphasis placed on the neighborhoods, clear and detailed maps of each neighborhood should be provided. (major of Laguardia Hq???) 2. R-HD: The description of the area must be changed to Detached homes are permitted. It currently says only Attached. 3. I cannot stress enough during the Proposed Regional Commercial (RM) use from Central Avenue and Lock Street. I urge both you and the consultants to visit this area and see for yourself. This use borders (or is within) the Science Park district where there has been and will continue to be an influx of millions of dollars in new development. It also borders on the R-1 campus. Already constructed is the NUTRICHEM building and the International Center for Health and Nutrition (the R-1 incubator building). These major initiatives are creating tremendous way from the auto uses which are left alone from run-down shacks where (and also are parked) on the street or driveway or double parked creating traffic hazards. Do we really want to continue the use here???? (see attached photos)</p> | <p>1. A neighborhood map is provided on page 63, "Map 10: Neighborhoods within the City of Newark." 2. The category heading R-HD will be changed to include Detached homes, as per the description on page 172. 3. The City's inter-agency Master Plan Task Force agrees that the C-R designation, allowing auto-related uses, should be deleted along Central Ave. and Lock St. The Future Land Use Plan will be revised to reflect this change. 4. 3,500 sq. ft. will be the <u>minimum</u> allowable lot size in the R-HD Residential High Density category, as proposed by the Future Land Use Plan. 1,750 sq. ft. will be the <u>maximum</u> permitted lot area per household in the R-HD category. Thus, for a 3,500 sq. ft. lot in the R-HD category, a household may occupy less than 1,750 sq. ft. (i.e., 1,166 sq. ft.) but not more.</p> |
| <p>Page by page comments:</p> | |
| <p>4. Page 11: If the R-HD permits up to three units on a 3,500 square foot lot, the density is 1,166 square foot lot area not 1,750 as indicated. While this is explained further on in the document, this should be corrected. 5. Page 15: The location of Newark should mention that it is located on the Passaic River and I believe it is approximately 10 miles west of NYC (not 5).</p> | <p>5. Agreed. 6. Agreed. 7. Agreed. 8. Agreed.</p> |
| <p>6. The existing Land Use map classification of Retail should be changed to Retail-Commercial (Retail) is fine resolution and does not reflect all the uses mapped. 7. Page 25: To be consistent, I believe the Commercial designation in the table should be Commercial-Retail. 8. Page 31: Figure 7 caption is not correct - states... detached single family converted from older single family - should be two family converted from older single family.</p> | <p>9. Labeling the construction of new two- and three-family housing as "significant" is not intended to imply that it represents the predominant form of housing in any particular neighborhood, but rather that it is occurring on a city-wide scale large enough to make it worthy of noting.</p> |
| <p>9. Page 36: I disagree that a "significant" number of attached two-family are being constructed in the City today. While the type of housing is occurring, in no neighborhood is it the predominant construction. 10. Page 40: Incorrectly states Design "Avenal" (should be B-2) and places it beside the Star-Ledger building???</p> | <p>10. Agreed. 11. Agreed. 12. Although not technically part of the Gateway Center complex, there is a U. S. Post Office located in the Legal Center Building, which is connected to the Gateway Center complex via a skywalk. 13. Agreed.</p> |
| <p>11. Page 47: In section 2.3, mention should be made of hotels near Newark Airport. 12. Page 49: I do not believe there is an official US Post Office in the Gateway complex.</p> | |
| <p>13. Page 50: 2.3.5. None of the old shopping centers are located "on the outskirts" of the city. While they are not downtown, they are located in various neighborhoods in the city. There is no shopping center at Dover (not Clarks) and F&W St. There is one located on Chestnut Street. Incorrectly states Irvington Street - it is Irvington Ave. conf'd on next page</p> | |

| Comments | City of Newark Responses |
|--|---|
| 13. cont. Are CVS or Rite Aid considered "anchor" - if so, there are "shopping centers" on both Bloomfield Avenue and Clinton Avenue. | 13. cont'd: Large department stores or supermarkets are generally considered "anchor" tenants while stores like CVS/RiteAid tend to be placed in the convenience store category, depending upon the size of the shopping center. Convenience-type retail establishments provide goods, services, supplies or other necessities used by residents on a daily basis, where convenience (i.e., a short distance from home) is the key. |
| 14. Page 51: 1 st paragraph - No way do the older insurance industry high rises extend along Street from Bridge to East Conny Street. Maybe Bridge to Center Ave. | 14. Agreed. |
| 15. Page 52: Inland Industrial Park on Ferry Street or Wilson Avenue?? | 15. Agreed. |
| 16. Page 58: The text should be included in those areas where there are low vacant residential, commercial or industrial buildings. Vacant upper floors on Market Street is from Military Street to University Avenue - not McCarter Highway. | 16. Agreed. |
| 17. Page 61: Washington Park and Military Park should be identified as being in the CBD just across parking. | 17. Agreed. |
| 18. Page 64: It deserves mention that a portion of the James Street Historic District and the First Corporate Historic District are in the CBD neighborhood? | 18. Agreed. |
| 19. Page 67: 1 st paragraph is missing a word "... some on the former which are ..." | 19. Agreed. |
| 20. Page 68: I disagree with the statement "Significant numbers of new legal and service business corporations have been attracted to ... bordering the Essex County Courthouse." Where are they??? | 20. Agreed. |
| 21. Page 69: NDC Extended Care facility is west of Bergen Street - not located in University Heights neighborhood. | 21. Agreed. |
| 22. Page 75: I have never heard of either Thomas Street park or Washington Plaza in the Lower Roseville neighborhood. | 22. "Thomas Street Park" will be revised to read "Thomas Silk Park." Washington Plaza is located at 423-425 7 th Avenue West. |
| 23. Page 76: The northern boundary of Newark/Duffinville is the Second River (not the North River). It is Elwood Avenue - not Elmwood Ave. Abington Avenue not Abington Avenue. The Elwood Ave./Elmwood Avenue error occurs throughout the entire document. | 23. Agreed. |
| 24. Page 78: I believe Broadway Park no longer exists. It was sold. It is not shown on parks list - Appendix II. | 24. Agreed. |
| 25. Page 81: 3 rd Paragraph - I believe the 621,000 sq. ft. building is the Newark National BANK building at Broad Street between Clinton Street and Commerce Street. The text should be updated to indicate that BDT has appointed (not is relocating) ... | 25. Agreed. |
| 26. Page 92: Gateway V Planning Board approvals have long expired and the Planning Board is NOT reviewing Gateway VI. The report states Newark can expect 1.2 million sq. ft. ... in the near term??? What is that??? 1 yr. - 5 yrs??? Where is the 600,000 sq. ft. of telecom space proposed??? Mention should be made of new Comfort Suites hotel on McCarter Highway at Governor St. Text should be updated to reflect that the Airport Rail Station is complete. | 26. - Mention of Gateway V and VI will be deleted from the text - 1.8 million sq. ft. of proposed office space is based on approvals and proposals. - The location of the proposed 800,000 sq. ft. telecom space will be added to the text. - Mention of the Comfort Suites Inn will be added to the text. - The text will be updated concerning the Airport Rail Station. |
| 27. Page 94: References to sites (Bayonne Barrel & Drum, Dupont, etc.) without specific location are misleading. | 27. The locations of Bayonne Barrel and Drum, Dupont, Coca Cola, NCC sites will be added to the text. |
| 28. Page 146: References to "Down Neck" are useless - what neighborhood is that???????? | 28. Agreed. |
| 29. Page 148: Statement #7 appears to conflict with statement #1. #7 should refer to light industrial | 29. No conflict is apparent. This section (5.1.5) refers only to Public and Quasi-Public Land Uses. Light Industrial Uses are covered under Section 5.1.4. |

| Comments | City of Newark Responses |
|---|--|
| 30. Page 156: Waterfront - It should be delineated further (not Blockfront) to be included. The reference to Minish Park is confusing as the entire waterfront area is often referred to as Minish Park. (Same comment for Page 166 - 1 st Paragraph) | 30. Agreed. 31. Agreed. 32. Agreed. |
| 31. PARKS AND SCHOOLS Page - Paragraph 3 and 4. Map should be corrected as currently the entire block of Broad/Murphy/Green/Parkside is shown as park | 33. Health professional offices (i.e., medical/dental offices/clinics) will be permitted in all commercial districts and some residential districts. |
| 32. Page 170: 1 st paragraph - 1 Block 18. Pleasant Avenue is meant to be 18. Prospect Ave follows 2 nd Ave East and Elwood Ave. | 34. Agreed. |
| 33. It is unclear to me which Commercial (or other districts) would permit Doctor and Dental Office | 35. References to "Down Neck" on pages 146 and 182 will be changed to read "Ironbound." |
| 34. Page 170: 2 nd Paragraph - "residential" - it should be "Mixed Use" | 36. Agreed. |
| 35. Page 182: Identify what neighborhood is "Down Neck" | 37. The City's historic districts are designated by the State Historic Preservation Office (SHPO) and subsequently listed on the National Register of Historic Places. An Appendix will be added that will include maps of the Historic Districts and a list of Newark landmarks. |
| 36. Page 185: Power Street should be Pioneer Street | 38. The Airport Safety Zone will, for the most part, restrict the heights of buildings and structures that obstruct or present hazards to the flight paths of aircraft arriving at or departing from Newark International Airport. The Airport Safety Zone is not intended to restrict uses, except for certain emergency or critical uses such as hospitals. Details of the Airport Safety Zone will be developed and incorporated into the City's zoning ordinance, following adoption of the Land Use Element by the City's Central Planning Board. |
| 37. Page 186: Old Halsey Overlay - Does this include clubs/buildings so designated by the City? (as indicated on the State Historic Preservation Office? National 1 site? I see several properties that are missing from mapped). An Appendix should be included listing district boundaries and individual boundaries. | 39. Appendix B, Inventory of Public Parks, Open Space and Recreational Facilities: Minish Park description will be corrected. Mt. Prospect steps and Riverbank Park Recreation Facility will be deleted. |
| 38. Page 186: Airport Safety Overlay - What uses would be restricted from this zone? Need a more detailed description of this overlay zone | 40. Map Changes: The color designation of Fairmount Cemetery will be revised. The City's inter-agency Master Plan Task Force agrees that the Lincoln Park R-HM designation is incorrect and it will be changed to R-HD. |
| 39. APPENDIX B: Minish Park (subset) is much larger than Block 1, as per Mt. Prospect Steps no longer exist. Recreation Park Recreation Facility does not exist nor do I believe the nearby area owns the property. | |
| 40. FUTURE LAND USE MAPS: Pages 2 and 3 show an existing category to Community Greenbelt? Lincoln Park Historic District should be one-two-three family not high rise residential | |

Comments



Body Shop on Central Ave.
by [illegible]

those
are
active →
not abandoned!

1-2 blocks away
is #4,56

Responses

Comments



Auto Body Shop on Central Avenue
(Photograph of January 17, 1982)

*Cab on
Sidewalk*

Responses

Comments



Auto Body Shop on Central Avenue
New photo is better (12/2001)

Comments
for
Adopt

Responses

Comments



Is this building an Warehouse & Warehouse lot area

Responses

Comments



State Building on South * Warren Street

Responses

Comments



Parking lot in Norfolk and New Streets

Responses

Comments

THE PORT AUTHORITY

March 14, 2002

Mark Bartolucci, Master Plan Coordinator
City of Newark
Department of Economic and Housing Development
55 Liberty Street
Newark, NJ 07102

Re: Draft Land Use Element of the Master Plan of the City of Newark

Dear Mr. Bartolucci:

The Port Authority of New York and New Jersey is pleased to discuss the proposed Airport Safety Zone with the City of Newark. The Port Authority is committed to protecting the safety of persons and property on the ground in proximity to aircraft flight paths. A proposed Airport Safety Zone has been included on the Overlay Districts Map in the Land Use Element, indicating the coverage area of the Safety Zone. Details of the Safety Zone, including height restrictions, will be developed and incorporated into the City's zoning ordinance which will be substantially revised following adoption of the Land Use Element by the City's Central Planning Board. The Port Authority's recommendations will be more fully considered at that time.

Port Authority and public development will continue to work with the City to ensure that the Airport Safety Zone is developed in a manner that is consistent with the City's goals for the airport area. The Port Authority is committed to protecting the safety of persons and property on the ground in proximity to aircraft flight paths. A proposed Airport Safety Zone has been included on the Overlay Districts Map in the Land Use Element, indicating the coverage area of the Safety Zone. Details of the Safety Zone, including height restrictions, will be developed and incorporated into the City's zoning ordinance which will be substantially revised following adoption of the Land Use Element by the City's Central Planning Board. The Port Authority's recommendations will be more fully considered at that time.

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We appreciate the opportunity to be part of this important planning process and look forward to the City's great strides to provide the coordination that is vital to ensure optimal airport development is compatible with the surrounding community. Please feel free to contact us if you have any questions or need further information.

Sincerely,



Susan Blum
Senior Manager

Responses

The City of Newark recognizes the need for an Airport Safety Zone as a regulatory tool to protect the safe arrival and departure of aircraft from Newark Liberty International Airport as well as to protect the safety of persons and property on the ground in proximity to aircraft flight paths. A proposed Airport Safety Zone has been included on the Overlay Districts Map in the Land Use Element, indicating the coverage area of the Safety Zone. Details of the Safety Zone, including height restrictions, will be developed and incorporated into the City's zoning ordinance which will be substantially revised following adoption of the Land Use Element by the City's Central Planning Board. The Port Authority's recommendations will be more fully considered at that time.

Comments

Responses

Comments Page 1 of 1

2. APPROACH AND DEPARTURE IMAGINARY SURFACES

2.1. APPROACH SURFACE APPROXIMATELY DEFINED AS APPROACH SURFACE

2.1.1. Federal Aviation Administration Imaginary Surfaces

The FAA defines the approach surface as the area within which the aircraft must be operated during the approach. The approach surface is defined as the area within which the aircraft must be operated during the approach. The approach surface is defined as the area within which the aircraft must be operated during the approach. The approach surface is defined as the area within which the aircraft must be operated during the approach.

The approach surface slope is 40:1. It starts one foot vertically for each fifty feet horizontally for the first 10,000 feet after which the slope increases to 40:1 for the remainder. The approach surface applies to all transport category runways with an approved precision instrument approach. The FAA Part 77 defines the approach surface as the area within which the aircraft must be operated during the approach. The approach surface is defined as the area within which the aircraft must be operated during the approach.

2.1.2. FAR Right-of-Way Surface

The FAR Part 77 defines the approach surface as the area within which the aircraft must be operated during the approach. The approach surface is defined as the area within which the aircraft must be operated during the approach. The approach surface is defined as the area within which the aircraft must be operated during the approach. The approach surface is defined as the area within which the aircraft must be operated during the approach.

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Comments

Responses

per is more or applied to take a few minutes for reasons, who's right, in order to achieve the evaluation class guideline established by the FAA.

2.3 International Civil Aviation Organization Enquiry Surface

International Civil Aviation Organization (ICAO) Annex 14 Enquiry Surface are similar to the ICAO 17 Surface. However, Part 17 applies equally to both approach and departure surfaces, whereas, ICAO Annex 14 distinguishes arrivals and departures and specifies dimensions for approach and departure surfaces, and surface slope.

The ICAO approach surface is divided into three segments covering a horizontal distance to 45,212 (14,000 meters). The first segment is a horizontal slope that begins 97' (30m) from the runway end at 0.842 (3,000m) in length and diverges at a 0.71 ratio with a slope of 4% to a road, arrival also slope ratio slope is 5.0% below in length continued to start at 100' from the runway end, according to 4%. The final segment, referred to as the horizontal segment, is 27,599' (8,400m) in length, slopes at 3.6% ratio, and has no slope.

In comparison, ICAO departure surface is narrower than the ICAO approach surface and requires a more gradual slope segment, starts at a 40' (12m) from the runway end with a width of 100 (30m), and expands to 300' (90m) at a 500m (1,640m) from the runway end, and expands to 300' (90m) at a 500m (1,640m) from the runway end.

The ICAO Enquiry (17) procedure surface differs from the FAR Part 17 engine out procedure surface. While the ICAO Part 17 is similar to the ICAO 17, it is a 430' (131m) from the runway end, begins to the runway end, and expands uniformly at a ratio of 8:1. Similar to FAR Part 17 surface, the ICAO engine out surface ascends at a slope of 4:1. This one exception is the engine out procedure surface required for a 1:1 slope, not all run at engine out. The slope for the ICAO surface matches the FAA, however, the engine out procedure surface. This inquiry surface is used by all international carriers and is similar to the domestic carriers flying international route.

3. FAR AND ICAO SURFACE OF TERRAIN (SOT) SURFACE COMPARISON

The FAR and ICAO engine out procedure surface is used by the airlines and the international flight guidelines established by FAR and ICAO regulations, as mentioned in the ICAO engine out procedure surface.

The ICAO engine out procedure surface is similar to the ICAO 17, it is a 430' (131m) from the runway end, begins to the runway end, and expands uniformly at a ratio of 8:1. Similar to FAR Part 17 surface, the ICAO engine out surface ascends at a slope of 4:1. This one exception is the engine out procedure surface required for a 1:1 slope, not all run at engine out. The slope for the ICAO surface matches the FAA, however, the engine out procedure surface. This inquiry surface is used by all international carriers and is similar to the domestic carriers flying international route.

Comments

From 1948 to 1950, 1951 to 1953, 1954 to 1956, 1957 to 1959, 1960 to 1962, 1963 to 1965, 1966 to 1968, 1969 to 1971, 1972 to 1974, 1975 to 1977, 1978 to 1980, 1981 to 1983, 1984 to 1986, 1987 to 1989, 1990 to 1992, 1993 to 1995, 1996 to 1998, 1999 to 2001, 2002 to 2004, 2005 to 2007, 2008 to 2010, 2011 to 2013, 2014 to 2016, 2017 to 2019, 2020 to 2022, 2023 to 2025, 2026 to 2028, 2029 to 2031, 2032 to 2034, 2035 to 2037, 2038 to 2040, 2041 to 2043, 2044 to 2046, 2047 to 2049, 2050 to 2052, 2053 to 2055, 2056 to 2058, 2059 to 2061, 2062 to 2064, 2065 to 2067, 2068 to 2070, 2071 to 2073, 2074 to 2076, 2077 to 2079, 2080 to 2082, 2083 to 2085, 2086 to 2088, 2089 to 2091, 2092 to 2094, 2095 to 2097, 2098 to 2100, 2101 to 2103, 2104 to 2106, 2107 to 2109, 2110 to 2112, 2113 to 2115, 2116 to 2118, 2119 to 2121, 2122 to 2124, 2125 to 2127, 2128 to 2130, 2131 to 2133, 2134 to 2136, 2137 to 2139, 2140 to 2142, 2143 to 2145, 2146 to 2148, 2149 to 2151, 2152 to 2154, 2155 to 2157, 2158 to 2160, 2161 to 2163, 2164 to 2166, 2167 to 2169, 2170 to 2172, 2173 to 2175, 2176 to 2178, 2179 to 2181, 2182 to 2184, 2185 to 2187, 2188 to 2190, 2191 to 2193, 2194 to 2196, 2197 to 2199, 2200 to 2202, 2203 to 2205, 2206 to 2208, 2209 to 2211, 2212 to 2214, 2215 to 2217, 2218 to 2220, 2221 to 2223, 2224 to 2226, 2227 to 2229, 2230 to 2232, 2233 to 2235, 2236 to 2238, 2239 to 2241, 2242 to 2244, 2245 to 2247, 2248 to 2250, 2251 to 2253, 2254 to 2256, 2257 to 2259, 2260 to 2262, 2263 to 2265, 2266 to 2268, 2269 to 2271, 2272 to 2274, 2275 to 2277, 2278 to 2280, 2281 to 2283, 2284 to 2286, 2287 to 2289, 2290 to 2292, 2293 to 2295, 2296 to 2298, 2299 to 2301, 2302 to 2304, 2305 to 2307, 2308 to 2310, 2311 to 2313, 2314 to 2316, 2317 to 2319, 2320 to 2322, 2323 to 2325, 2326 to 2328, 2329 to 2331, 2332 to 2334, 2335 to 2337, 2338 to 2340, 2341 to 2343, 2344 to 2346, 2347 to 2349, 2350 to 2352, 2353 to 2355, 2356 to 2358, 2359 to 2361, 2362 to 2364, 2365 to 2367, 2368 to 2370, 2371 to 2373, 2374 to 2376, 2377 to 2379, 2380 to 2382, 2383 to 2385, 2386 to 2388, 2389 to 2391, 2392 to 2394, 2395 to 2397, 2398 to 2399, 2400 to 2402, 2403 to 2405, 2406 to 2408, 2409 to 2411, 2412 to 2414, 2415 to 2417, 2418 to 2420, 2421 to 2423, 2424 to 2426, 2427 to 2429, 2430 to 2432, 2433 to 2435, 2436 to 2438, 2439 to 2441, 2442 to 2444, 2445 to 2447, 2448 to 2450, 2451 to 2453, 2454 to 2456, 2457 to 2459, 2460 to 2462, 2463 to 2465, 2466 to 2468, 2469 to 2471, 2472 to 2474, 2475 to 2477, 2478 to 2480, 2481 to 2483, 2484 to 2486, 2487 to 2489, 2490 to 2492, 2493 to 2495, 2496 to 2498, 2499 to 2501, 2502 to 2504, 2505 to 2507, 2508 to 2510, 2511 to 2513, 2514 to 2516, 2517 to 2519, 2520 to 2522, 2523 to 2525, 2526 to 2528, 2529 to 2531, 2532 to 2534, 2535 to 2537, 2538 to 2540, 2541 to 2543, 2544 to 2546, 2547 to 2549, 2550 to 2552, 2553 to 2555, 2556 to 2558, 2559 to 2561, 2562 to 2564, 2565 to 2567, 2568 to 2570, 2571 to 2573, 2574 to 2576, 2577 to 2579, 2580 to 2582, 2583 to 2585, 2586 to 2588, 2589 to 2591, 2592 to 2594, 2595 to 2597, 2598 to 2599, 2600 to 2602, 2603 to 2605, 2606 to 2608, 2609 to 2611, 2612 to 2614, 2615 to 2617, 2618 to 2620, 2621 to 2623, 2624 to 2626, 2627 to 2629, 2630 to 2632, 2633 to 2635, 2636 to 2638, 2639 to 2641, 2642 to 2644, 2645 to 2647, 2648 to 2650, 2651 to 2653, 2654 to 2656, 2657 to 2659, 2660 to 2662, 2663 to 2665, 2666 to 2668, 2669 to 2671, 2672 to 2674, 2675 to 2677, 2678 to 2680, 2681 to 2683, 2684 to 2686, 2687 to 2689, 2690 to 2692, 2693 to 2695, 2696 to 2698, 2699 to 2701, 2702 to 2704, 2705 to 2707, 2708 to 2710, 2711 to 2713, 2714 to 2716, 2717 to 2719, 2720 to 2722, 2723 to 2725, 2726 to 2728, 2729 to 2731, 2732 to 2734, 2735 to 2737, 2738 to 2740, 2741 to 2743, 2744 to 2746, 2747 to 2749, 2750 to 2752, 2753 to 2755, 2756 to 2758, 2759 to 2761, 2762 to 2764, 2765 to 2767, 2768 to 2770, 2771 to 2773, 2774 to 2776, 2777 to 2779, 2780 to 2782, 2783 to 2785, 2786 to 2788, 2789 to 2791, 2792 to 2794, 2795 to 2797, 2798 to 2799, 2800 to 2802, 2803 to 2805, 2806 to 2808, 2809 to 2811, 2812 to 2814, 2815 to 2817, 2818 to 2820, 2821 to 2823, 2824 to 2826, 2827 to 2829, 2830 to 2832, 2833 to 2835, 2836 to 2838, 2839 to 2841, 2842 to 2844, 2845 to 2847, 2848 to 2850, 2851 to 2853, 2854 to 2856, 2857 to 2859, 2860 to 2862, 2863 to 2865, 2866 to 2868, 2869 to 2871, 2872 to 2874, 2875 to 2877, 2878 to 2880, 2881 to 2883, 2884 to 2886, 2887 to 2889, 2890 to 2892, 2893 to 2895, 2896 to 2898, 2899 to 2901, 2902 to 2904, 2905 to 2907, 2908 to 2910, 2911 to 2913, 2914 to 2916, 2917 to 2919, 2920 to 2922, 2923 to 2925, 2926 to 2928, 2929 to 2931, 2932 to 2934, 2935 to 2937, 2938 to 2940, 2941 to 2943, 2944 to 2946, 2947 to 2949, 2950 to 2952, 2953 to 2955, 2956 to 2958, 2959 to 2961, 2962 to 2964, 2965 to 2967,

Chas. E. Smith, Manager, Boston, Tex.

already obtained which is conducive to raising EAP and N, P-1 standards and is achieved without any major operational difficulties. Regulations provide an opportunity to pursue further studies.

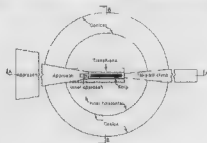
[illegible]

Figures 1, 4, and 5 depict the HAO surfaces as they project from R/W 1, 2B and R/W 2C, and 27R at a 60:1 slope. Referring to the drawings, the dark blue numbers refer to the maximum water height in relation to the pre-quake condition. The light blue numbers represent a range of maximum building heights that would not penetrate the surface as measured from ground level to top.

By establishing ongoing dialogues based on the above and bright assumptions described above, the Pan-Australian and the City of Adelaide will preserve the "safety of AWRB, and afford greater" to "to be a part of the overall business of the City of Adelaide" and "to be a part of the overall business of the City of Adelaide" and "to be a part of the overall business of the City of Adelaide".

[illegible]

Comments



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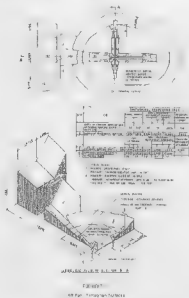
Responses

Comments

Figure 10 - Access Concept: North-South Corridor, Accessing Bay 4

The Laidlaw Heritage Center, Inc.

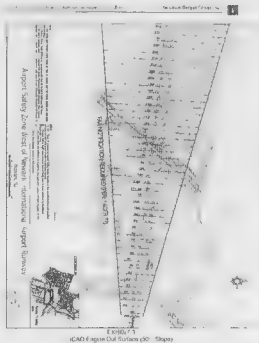
1



Responses

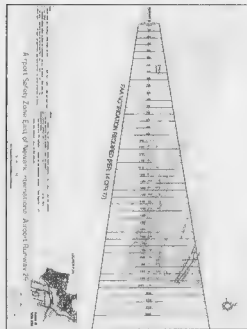
Comments

Responses



Comments

Responses



**City of Newark, NJ Master Plan
October 2001 Draft Land Use Element**

Comments from

2. THE BUSINESS COMMUNITY

(continued)

100

anecdotal evidence of support of the UK as a regional establishment of interest before. Perhaps the UK designation of the chair will be a $\text{UK} = 1$, $\text{USA} = 0$, $\text{EU} = 0$, $\text{NAFTA} = 0$ case. International support from major trade powers, as discussed above, is strong with the chair being a focus of interest for all major trading powers.

[illegible]

The City of Newark recognizes the need for an Airport Safety Zone as a regulatory tool to protect the safe arrival and departure of aircraft from Newark Liberty International Airport as well as to protect the safety of persons and property on the ground in proximity to aircraft flight paths. A proposed Airport Safety Zone has been included on the Overlay Districts Map in the Land Use Element, indicating the coverage area of the Safety Zone. Details of the Airport Safety Zone, including height restrictions, will be developed and incorporated into the City's zoning ordinance, which will be substantially revised following adoption of the Land Use Element by the City's Central Planning Board. Centennial Airlines' recommendations will be more fully considered at that time.

Comments

As a result of the discussion, the Board of Trustees has decided to adopt the following Resolution: **Form 4012** as defined in paragraph 7.2.1.4.4. **Advisory: include MPOs.** The RFP begins with the following language: "The purpose of the RFP is to select a firm to provide the design and construction services for the project." The RFP also states: "The RFP is to be used to select a firm to provide the design and construction services for the project."

The following is a summary of the RFP's objectives to enhance the protection of people and property on the ground. This is achieved through various means, including the RFP's "The purpose of the RFP is to select a firm to provide the design and construction services for the project." The RFP also states: "The RFP is to be used to select a firm to provide the design and construction services for the project."

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There was no opportunity to comment.

10/1/01

10/1/01

10/1/01

Responses

Comments

Responses

HARTZ

LAND DEVELOPMENT GROUP, INC.

HARTZ
Box 1
Atlantic City, NJ 08401-0001

Telephone: 856-444-4444
Fax: 856-444-4444
E-mail: hartz@hartzland.com

March 15, 2002

Airport Transit, Deputy Mayor
City of Newark
9-11 Market Street
Newark, New Jersey 07102

Re: Draft Land Use Element of the Master Plan
of the City of Newark

Dear A/P:

I am in receipt of a copy and have reviewed the updated Land Use Element of the Master Plan of the City of Newark. This document represents a monumental effort to address the land use policy and development in the City of Newark, covering the City or initiating this effort and in developing a plan for the future of the City.

- 1 One of the most difficult to the Master Plan is the area around and adjacent to Newark International Airport. At one time, land is the owner of the approximately 50 acre tract of land, commonly known as the Waverly lands. The development of this area is currently governed by the Waverly Lands Redevelopment Plan, which permits a broad range of uses specifically including mixed use development (including industrial, office, hotel and other airport related uses). It is a goal of the redevelopment of the airport and in the Waverly lands that these uses of land continue to be encouraged and that the existing redevelopment plan be maintained. Pursuant to the proposed Land Use Element, much of the area surrounding Newark Airport, including the Hartz Waverly Yards Site, are designated as light industrial. This designation permits the light industrial, warehouse and office uses. However, it does not provide for general hotel or other airport related uses. This is a major oversight that should be corrected. As you are aware, the airport is a unique economic engine for the development surrounding the airport and it is essential that it be able to provide for a broad range of uses that can respond to the ever-changing needs and demands of Newark International Airport.

- 2 While the Land Use Element (p. 50) discusses the continued existence of the designated redevelopment areas, the Land Use Map should be amended to show these areas.

- 1 The City's inter-agency Master Plan Task Force agrees that an Airport Support Zone surrounding Newark Liberty International Airport should be created, which will allow light industrial, warehouse, office and commercial uses, including hotels and other airport related uses. The Airport Support Zone will reflect the Waverly Yards Redevelopment Plan and will be included as a Special Purpose District on the Future Land Use Plan.
- 2 A set of maps indicating redevelopment areas in Newark is included in the Land Use Element.

Comments

Responses

From:
Alfred Finkle, Deputy Mayor
March 5, 2002

Below are the items we provide for the continuous redaction, and it is good to clearly bring to the attention of the public the land use element is not the same as the zoning maps.

Request the opportunity to meet with you prior to any action to formally adopt the land use element so that this issue can be addressed also, complete.

If in the meantime you have any questions or need any additional information, please let me

Very truly yours


Allen A. Harnett
Deputy Mayor
Portland, Oregon

Subject:
Re: Land Use Element, Director of Economic Development
Portland, Oregon
Allen A. Harnett, City
and Portland, Oregon, 2002, 2003, 2004

Comments

Responses



Mr. George Hampton
President

Mr. David H. Lee
Assistant

Mr. George Hampton
President

March 15, 2002

Jack G. Beckwith, RA, PP, JD
City of Newark
Department of Planning and Economic Development
15 Liberty Street, 15th Floor
Newark, NJ 07102

Dear Mr. Beckwith:

As President of the Board of Directors for the Victorian Estates Urban Development Corporation, we pleased to submit the attached comments on the city's Draft Land Use Element. A document this important to the future of the city should be shared, discussed and reviewed by all interested parties.

We appreciate the opportunity to provide comments and would appreciate being added to the City's working list of organizations regarding future updates to the Draft Land Use Element. We look forward to working with the City on the master planning process and our efforts to revitalize the Victorian Heights neighborhood. Thanks again.

Sincerely,


George Hampton, President
Board of Directors

Many of the submitted comments included in this document have merit. To a large extent, the overall goals and objectives of the Land Use Element of the City's Master Plan echo those of the Victorian Estates Urban Development Corporation – that is, the revitalization of this neighborhood, but not necessarily through wholesale clearing and redevelopment, but rather through a combination of redevelopment and rehabilitation with a strong emphasis on preservation of community character. These broader policies have been included in the Land Use Element in the Future Land Use Map in the description of neighborhoods and in the "Assumptions, Goals and Policies" section. The more specific recommendations, however, will be addressed in the next phase of planning – the Neighborhood Planning phase.

Please see pages 30 and 31 herein for responses to more specific comments.

COMMENTS ON DRAFT LAND USE ELEMENT OF NEWARK MASTER PLAN

Submitted by: Victorian Estates Community Development Corporation

A statement in the process, establishment of the City of Newark for the restoration of historic and architectural features for retention in the Draft Land Use Element of the Newark Master Plan, please accept these comments on behalf of the Victorian Estates Community Development Corporation of the City of Newark. It is a nonprofit community development corporation established within the past year to promote neighborhood planning in the area known as Victorian Heights (see Figure).

Victorian Heights is a neighborhood at the edge of the West and Central Ward that lies between the 1400th corridor on Bergen Street and 12th Avenue and extends to South Orange Avenue up to 7th Street.



Comments on Draft Land Use Element, Newark Master Plan
Submitted By: Victorian Estates Community Development Corporation
Page

Comments

The neighborhood is remarkable in extent of its groups of surviving Victorian residences, see photographs to existing with a large number of vacant lots (see photographs below)



While VECU endorses the overall policies in the Draft Land Use Element that accommodate a focused strategy of rehabilitation for existing buildings and allow development on vacant lots, we feel that the integrity of the Victorian Heights neighborhood can only be preserved with more definitive standards for architectural and site design that protects the Victorian character of the neighborhood from being

1. HISTORY



Compensating right development can be achieved for the Victorian Heights neighborhood by: overall architectural and site design standards

A comment on Draft Land Use Element - New York Master Plan
Submitted By: Victorian Heights Urban Development Corporation
Page 2

Responses

Comments

complemented by interregional shift towards cities.

We understand that such community design standards are addressed most specifically in the zoning Ordinance and that such standards are not subject to the consensus that you are seeking in this letter. However, we recommend that the area the Victorian Heights are also a general statement that neighborhood character be preserved through the implementation of design standards that effectively recognize the Victorian character as a design goal in developing a vision of development that recognizes the unique character and historic quality that provide an opportunity to create a sense of neighborhood pride and market to potential new residents and businesses. Capital with additional interregional development that can occur over time (with the assistance of the city) a certain character can develop that would give this neighborhood a unique identity. When we are talking in that language conveying that notion be added to the listing of "characteristic Goals and Policies" that making a statement that the city is supportive of neighborhood.

We also recommend that the use of rehabilitation plan be strengthened and integrated in the use of the Plan in a way that relating such standards more specifically to individual neighborhoods of unique quality, such as Victorian Heights and its Victorian architecture. Rehabilitation plan offer the potential to implement the Land Use Element, as well as to serve as broader neighborhood plans. Because of the commitment to the Local Redevelopment and Housing Law in July of 1990, rehabilitation areas can be designated based directly upon their housing stock being more than 50% owner-occupied. I am certain that designation can be accomplished by a City Council Resolution after review to the Council Planning Board WITHOUT the need for a "light" hearing. The rehabilitation plan is adopted by Council ordinance as is a redevelopment plan, but information is not available by statute and is therefore not in issue. If such a resolution more specific design standards can be worked on the more general zoning standards, so that both rehabilitation and the existing housing stock and new. If connections can be kept integral to the character of the area. Through adoption of a rehabilitation plan, the ability to transfer a residential property to a new and more diverse, under an agreement that such further changes to the final product also enabled.

EXISTING ZONING VERSUS FUTURE LAND USE PLAN

Another area of concern is the S.H.C.D. (the planning commission) that the city and the Plan. Another area of concern is the new Zoning Map might have in the future that might be necessary in reconciling the edge between the Victorian Heights neighborhood and the Village. Again, in the future, and the Plan map shows the current residential area along 14th Avenue where the existing zoning map allows a density of 32 units along block sides (see Figure 2). We agree that two of the existing zoning map is not consistent with the changes that have occurred along Bergen Street and needs to be changed substantially as shown on the Future Land Use Plan. However, on 12th Avenue, the Bergen Street area of 11.5 is a more general vacant lot on Block 749 that are currently zoned R-100. It is the intention of the city to use the city as a variable

Comments on Draft 1 and Use Element, Newark Master Plan
Submitted by: Victorian Heights Urban Development Corporation
Page 3

Responses

1 City development policy endorses the concept of preserving the character of Newark's unique neighborhoods. Text to that effect will be added to the Land Use Element's "Assumptions, Goals and Policies" section. In addition, developers are now required to adhere to the City's "Mandatory Minimum Design and Construction Standards for Home Construction" whenever building new residential housing on land sold to them by the City. Neighborhoods having historic value, such as Victorian Heights, would probably benefit most, however, from applying to the State's Historic Preservation Office ("SHPO") for designation as a historic district.

Comments

2. Transition from the residential use to C-2B and active retail uses along Bergen Street in the residential use of Block 259, we propose that this portion of the Block not be subject to either re-zoning, use the current zoning laws, commercial zoning that would provide for a mixed-use building that includes neighborhood retail services in the street level along the Bergen Building, and two or three stories of apartments above.



Agree the four drafts of block by block zoning adjustments, such as the site shown above, can also be incorporated with a rehabilitative plan adopted by ordinance of the City, such as 4. We realize the pressure over the potential for such rehabilitation plans to perpetuate a piecemeal approach to zoning that caused the original disconnect between existing and use was zoning zoning and led to a compelling need for a whole new zoning ordinance. However, we believe that zoning changes made through rehabilitation plans can be, and legally must be, incorporated into the Master Plan and Zoning Ordinance during the six year periodic comprehensive process.

Comments on Draft Land Use Element, Newark Master Plan
Submitted by Victorian Heights Urban Development Corporation
Page 4

Responses

2. The City agrees that the land use designation of Block 259, fronting on 12th Ave. at Camden Street, should be changed from residential use to C-2B or C-3 use.

Comments

Comments on the Proposed Revision of the Land Use Element of the Master Plan of The City of Newark

I. Purpose: Because of its significance to the future development and redevelopment of the City of Newark, the Newark Real Estate Board (NREB) has undertaken a detailed review of the proposed Revision of the Land Use Element of the Master Plan of the City of Newark (the "Land Use Plan" or the "Plan"). This document is a summary of the comments of NREB regarding the proposed Plan.

II. Introduction: By their nature, plans should be based on a vision of the future of the City. More than any other policy document, the Land Use Plan has the ability to shape the physical City. Prepared properly and enforced consistently, the Plan can determine where people will live, work and play. It can dictate the size of the population, how easy - or difficult - it will be for those people to travel around and the number and nature of the jobs that will be available.

To do those things well, however, a plan must start with an image of the city not as it is, but rather as image of how it should be. Since Newark has not truly adopted a plan in over three decades, the current process represents a unique opportunity for the City to forecast its future and to lay the foundation for major investment and improvement in the years ahead.

Unfortunately, the proposed Plan fails to take advantage of that opportunity. The Plan does not go far enough toward projecting a clear vision of a revitalized City, but rather appears to primarily be a codification of the current City. If the Plan is to be used as the basis of a revised zoning ordinance, then the result can only be the institutionalization of the haphazard and unsuccessful development patterns that have plagued and wasted the city for half a century.

NREB believes that the Land Use Plan as proposed should not be adopted by the City in its present form. While the data that has been collected provides a solid foundation, the City needs to expand the scope of the Plan to incorporate a clear vision of its future. In the sections that follow, this document will outline the major considerations that NREB believes must be included in the Plan in order for it to serve its proper purpose as the blueprint for the future of the City.

III. Concepts and Principles: To be successful, the Plan must start with a set of concepts and principles that should guide its formulation. NREB believes that the following list includes the most important of those concepts on which the Plan should be based.

A. Concept: the Commercial Core of the City. One of Newark's great advantages is the proximity of the airport to Downtown. The Plan should provide for the inclusion of the area between Lincoln Park and the Route 1 viaduct within the commercial core of the

Responses

Many of the broad issues raised by these comments have either already been implemented or are in the planning, design and/or pre-construction phases. The following paragraphs provide responses to some of the more specific issues and comments raised in this submission.

Page 1, Section II, Par. 2. The City of Newark currently does have a Master Plan in place, which was adopted by the Central Planning Board in 1990. In it, a future image of the City is presented, as stated through specific goals, objectives, policies and strategies. The Master Plan later underwent a comprehensive review in 1999, which resulted in the issuance of a "Re-examination Report" in December 1999.

Paragraph 3. The proposed Plan does take into account opportunity and vision in the Future Land Use section of the report, which presents a vision of new land uses. Many of these land uses came into being prior to the beginning of this endeavor. It was late 1997 when it was decided to revisit the Land Use Element in preparation for a revised zoning ordinance, recognizing that the future would require new land uses for the City.

Among the projects considered at that time as having an impact on future land uses were the following:

- *Improved accessibility to the Newark Liberty International Airport,*
- *Amitrak/New Jersey Transit connection to the Airport Monorail at Waverly Yards,*
- *State Route 21 realignment and widening improvements,*
- *Light Rail connection from the Broad Street (D&W) Station to Pennsylvania Station to the Airport*
- *Improved gateway into Newark via I 280*
- *Citywide plans for scattered site housing*
- *Continued clearance of unworkable mid and high rise housing*
- *Planning and programming of redevelopment areas to facilitate land assemblage for new uses such as a Home Depot Shopping Center and numerous neighborhood-scale retail facilities*
- *In town downtown sports arena,*
- *New housing city-wide,*

Comments

Responses

City, linking the center of the City with the airport and expanding the potential for development of commercial districts.

B. Maximize the Potential of Rail Connections. The areas around Newark's two principal rail stations (Penn Station and Broad Street Station) have the highest potential for use to promote high density development because of the volume of people that can access those sites. The Plan should maximize that potential by promoting high density, high value development in a radius on all sides of those stations.

C. Maximize the Potential of Major Highway Interchanges. Newark is blessed with convenient access to a multitude of major highways (NJ Turnpike, Garden State Parkway, Interstates 290 and 78, US Routes 469 and 22, NJ Route 21). The points of access to those roads have unique value and should be treated as such in the Plan. The Plan should set aside the areas most convenient to those points for uses that can take full advantage of that access.

D. Capitalize on the Access to the Airport and Seaport. Few cities are fortunate to have facilities that can equal those at Newark Airport and Port Newark, and virtually none have them so much proximately to the rest of the city. The Plan should encourage the expansion of airport/seaport related activities to include all of the Irvington Avenue corridor and should discourage the dedication of valuable land near the complex to low value activities such as consumer storage.

E. Explore the Possibilities for Expansion of Light Rail. The first phase of the NJRTR project will provide a viaduct link between the two main stations. Further extensions of the light rail system, whether southward as previously considered, or northward along the Passaic waterfront, could dramatically change the potential land uses along those routes. The Plan should include an evaluation of those possibilities and the impact they could have on development.

F. Utilize School Replacement to Strengthen Residential Neighborhoods. With the largest single infusion of capital for school replacement about to take place, Newark has the chance to use that investment to strengthen both the appearance and the character of its residential neighborhoods. Schools should be sited in the Plan in ways that allow them to be the focal point of revitalization and social opportunities for their neighborhoods. School construction should be used to reduce the density of neighborhoods, adding open space as well as improving the environment for education.

G. Optimize the Use of the Downtown Waterfront. With all the attention that has been focused on the Passaic River waterfront, it is unacceptable for the Plan to be vague about its future use. The Plan should serve as the outline for the integration of commercial, recreational, cultural and tourism uses necessary to make the waterfront a vibrant place and an integral part of the Downtown.

H. Restore Utilization of the Northern Waterfront. North of Bridge Street, the Passaic waterfront has been a forgotten part of the City. The Plan should encourage the

The foregoing examples are only part of the vision that was presented over-viewed in the submitted comments. There are also many other expansion and redevelopment projects that are currently being considered. Among them are the following:

- Hospital adaptive reuse (Presbyterian Hospital)
- Hospital expansion (St. Michael's)
- University and institutional expansion (University Heights, Science Center, Park)
- New construction that is taking place within the footprint of existing local campus borders
- New reimagining office development for the downtown area
- Planning the South Broad Street area as a gateway to the Newark Center Business District

Comments

Responses

redevelopment of the industrial corridor east of Route 2, to take advantage of the access to the riverfront for uses that see the river as an asset.

H. Direct the Development of the College Community. While the college community is a valuable part of the fabric of the City, it is counterproductive for their public investments to compete for sites that are attractive to private capital. The Plan should direct the future development of the colleges to areas for which private investment is not readily available, with such activity to prioritize the establishment of related, but taxable businesses.

I. Consolidate Commercial Corridors. Modern retail is no longer organized in extended linear configurations. The Plan should promote the realignment of commercial corridors to create nodes of retail activity and the reabsorption of the interstices areas into community and residential uses.

J. Coordinate With Adjacent Communities. Although the Plan must be limited to the boundaries of the City, it should take into account the development patterns and uses in the adjacent municipalities. Coordination with Elizabeth, Hillside, Irvington, Maplewood, South Orange, East Orange, Bloomfield, Belleville and Harrison should be a conscious and explicit part of the Plan.

IV. Other Considerations. In addition to the revising the Plan to incorporate the principles outlined above, the City should also consider how to best structure its own behavior to maximize the potential of the Plan becoming reality. While there are a myriad of individual actions that the City should take to accomplish this, there are three basic ideas that seem most important.

A. Unleash City Property in Accordance With the Plan. The City and its related agencies control substantial amounts of real estate. That property should only be disposed of for uses that are consistent with the Plan.

B. Minimize Exceptions to the Plan. The absence of a clear Plan has caused Newark to utilize legal mechanisms such as variances and redevelopment plans to circumvent the normal process of land use control. If a good Plan is adopted, the City could and should dramatically reduce the approval of such exceptions.

C. Adopt Incentives for Compliance. If the City wants to speed the conversion of the Plan into reality, it should reconfigure its policies to provide incentives for actions consistent with the Plan. As an example, if the development of structured parking is to be encouraged in Downtown, then incentives that make such development economically feasible should be put in place.

**City of Newark, NJ Master Plan
October 2001 Draft Land Use Element**

Comments from

3. STATE & NATIONAL ORGANIZATIONS

Comments

table. Future might develop. What impact will automatically occur? What are the implications for the future? The future should be a...

Some research on the future should be done. The future should be a... The future should be a... The future should be a...

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To develop it is important that the future be a... The future should be a... The future should be a...

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The future should be a... The future should be a... The future should be a...

Responses

**City of Newark, NJ Master Plan
October 2001 Draft Land Use Element**

Comments from:

4. LOCAL INSTITUTIONS

Comments

2. It is also a good idea to have a "mixed-use" area in the downtown commercial district, which presumably will include educational uses among the other uses indicated in the text.

3. It is also a good idea to have a "mixed-use" area in the downtown commercial district, which presumably will include educational uses among the other uses indicated in the text.

4. The S-GEM designated area on the Future Land Use Map - Sheet 3 will be revised to show the correct boundaries of the Rutgers Newark campus.

If we need more further details, or if we need clarification on any comments, please do not hesitate to contact us.

Respectfully,

Dr. John A. ...

Dr. John A. ...

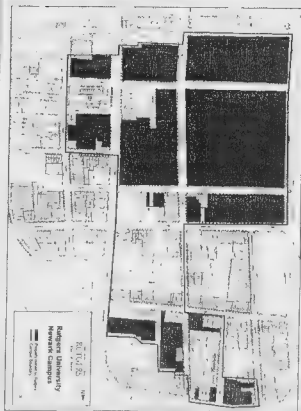
Responses

3b Mixed-use facilities will be encouraged in the C D Downtown Commercial District, which presumably will include educational uses among the other uses indicated in the text

4 The S-GEM designated area on the Future Land Use Map - Sheet 3 will be revised to show the correct boundaries of the Rutgers Newark campus

Comments

Responses



Comments

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Responses

| | PLAN DATE | PLAN PERIOD 30 DAYS | PLAN DAYS | NET TOTAL COSTS |
|-------------|-----------|------------------------|--------------|--------------------|
| | 0 30 4 | 19 27 61 | 19 27 62 | 19 62 78 |
| 1 Approved | 25 0 65 | 08 2 65 | 1 23 58 | 2 47 57 78D |
| and amended | 10 1 73 | 0 10 74 | 27 19 75 | 4 2 75 78DD |
| d amended | 27 15 78 | 1 06 8 | 1 15 78 | 23 27 78 85 78E |
| n amended | 7 05 81 | 0 10 80A | 0 14 84 | 6 6 84 85 78F |
| n Approved | 27 09 92 | 08 04 90 | 27 19 90 | 2 9 19 86 78G |

ENDING AUTHORITY OF THE CITY OF PHOENIX
FURTHER ACTION REQUIRED MAY BE BY 0710

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Comments

[illegible]

2008 年 10 月 10 日

| | | |
|---|---|--|
| A | Tab 4 of COMMENTS | |
| B | Section 4 of | |
| B | Section 4 of 08 30 PED ECT | |
| C | Boundaries of 4 has Reserve Area | |
| C | Urban Reserve Plan 4b section | |
| C | Terms of Proposed Reserve Area | |
| C | Land Use Plan | |
| C | Land Use Map | |
| C | and use of the land and the land | |
| C | Use of the land | |
| D | PED ECT PROPOSED | |
| D | Land Acquisition | |
| D | Subsidiary and Commercial | |
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| D | Subsidiary and Commercial | |
| E | OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS | |
| E | PED ECT FOR CHANCELOR'S APPROVAL PLAN | |

趙天錫 謝 甲五

*The young couple got a head of a cow before they had made a pot of rice.

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Responses

Comments

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Revised as of 1/1/02 1/1/02

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Responses

Comments

Responses

Comments received during the public meetings were organized into several categories. The following table provides a summary of the comments and the corresponding responses from the project team.

| Category | Comments | Responses |
|------------------------|--|---|
| General Comments | Comments regarding the overall project goals and objectives. | The project team will ensure that all goals and objectives are clearly defined and communicated throughout the project. |
| | Comments regarding the project timeline and schedule. | The project team will provide regular updates on the project progress and schedule. |
| | Comments regarding the project budget and funding. | The project team will provide a detailed budget breakdown and explore alternative funding sources. |
| | Comments regarding the project impact and benefits. | The project team will conduct a thorough impact assessment and highlight the benefits of the project. |
| Technical Comments | Comments regarding the technical specifications and standards. | The project team will ensure that all technical specifications and standards are met. |
| | Comments regarding the design and construction details. | The project team will provide detailed design and construction drawings. |
| | Comments regarding the materials and equipment. | The project team will select high-quality materials and equipment. |
| | Comments regarding the safety and health measures. | The project team will implement strict safety and health protocols. |
| Environmental Comments | Comments regarding the environmental impact and mitigation measures. | The project team will conduct an environmental impact study and implement mitigation measures. |
| | Comments regarding the water and air quality. | The project team will monitor water and air quality throughout the project. |
| | Comments regarding the noise and vibration levels. | The project team will implement noise and vibration control measures. |
| | Comments regarding the land use and zoning. | The project team will ensure compliance with all land use and zoning regulations. |

Comments

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44) The foll. using additional controls about app y
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[illegible][illegible]

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Responses

Comments

[illegible]

Feature 1: No structure will be built over or along or
a proposed railroad as shown on R.F. Map 10-1 and
adj. Map

 $\epsilon \in \text{int}_{\text{rel}}(\text{co}(\mathcal{P}))$ or $\epsilon \in \text{ext}(\mathcal{P})$

The Cuban National Police is hereby extended a 60 day
of such as in effect so as to be of the 15 days in
the date of its approval is extended by the Cuban people in
of the Cuban people.

$$d \quad \text{From the data: } 0.0010 \text{ kg FeCO}_3 \rightarrow 0.0004 \text{ kg Fe} \quad \text{or } 0.40 \text{ g Fe} \rightarrow 1.0 \text{ g FeCO}_3$$
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李其德、王世平、李其德、王世平、李其德、王世平

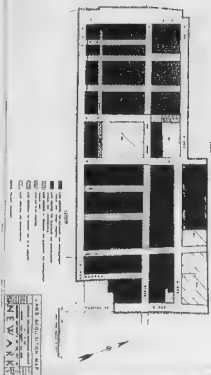
上海外灘 100 號 2008 年 12 月 20 日

1a) All properties in the project team will be acquired as
 as given and none again. except those indicated as NOT TO
 BE ACQUIRED as per the 7. Land Acquired as per the
 as given given as and as and the given as per the 7.

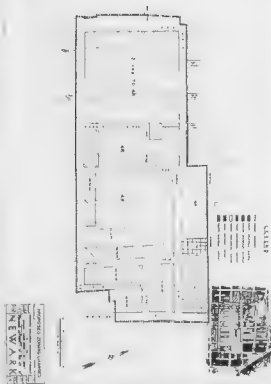
Responses

Responses

Comments



Comments



Responses

Comments

Responses

March 15, 2002

Mr. Mark C. Barakdale, RA, PP, JD
City of Newark
Dept. of Housing and Economic Development
14 Liberty Street, 8th Floor
Newark, NJ 07102

Re: Comments of Draft Land Use Element of Newark Master Plan

Dear Mr. Barakdale:

As New Jersey's university of health sciences, the University of Medicine and Dentistry (UMDNJ) takes an active interest in the health and well-being of residents across the state. We recognize the importance of effective planning and redevelopment in the growth and success of cities across the state. Given our proven commitment to Newark and the fact that the city has served as host to our main campus since 1970, UMDNJ has taken an active interest in your efforts to adopt a new Land Use Element as part of the Master Plan. Our hope is that this document will not only succeed in helping improve the lives of residents, but also allow various institutions like UMDNJ, the continuing opportunity to effectively serve the general public.

We understand that approval of the Land Use Element is but a first step in laying out a comprehensive vision for Newark and commend the city's efforts to draft a document that helps define this important issue in light of Newark's resurgence. Further, we commend the city's work with local community development corporations and neighborhood groups in sponsoring and facilitating the series of community forums soliciting input from city residents and other stakeholders. Staff from UMDNJ's Department of Urban and Community Development attended two of those ward meetings. We truly appreciate your commitment to consider comments and suggestions from the community as part of the process in finalizing the Land Use Plan and are pleased to be able to respond to your invitation for feedback.

See pages 60 and 61 herein for responses to specific comments

Comments

11/6
Comments to Newark Land Use Element
Page 10

As presented, the draft is a well conceived and written document providing the reader sufficient background on the Land Use Element. It effectively explains its importance to the city and outlines the reasons and rationale for the recommended future land use designations. Further, it presents a useful analysis of the relationship and connection between the Land Use Element and the series of reports and studies completed over the several years on various efforts toward Newark's redevelopment, including University Heights Science Park Concept Plan. Also helpful are the detailed color-coded maps depicting future zoning and use designations and future land use designations.

We recognize the section that outlines a number of assumptions, goals, and policies used in drafting the Land Use Element and appreciate the city's desire to offer higher education and medical institutions within close proximity to growth within our city as well as to provide services to the community. But information gathered from the community meetings indicated your intention to "Carve out large institutional, hospital, college, and university uses within their current boundaries." While this point does not immediately affect UMDNJ, its ability to continue delivering valuable services to our constituents, we hope the city will accommodate possible expansion in the future as we collectively regard to unmet needs and changing conditions.

Through our analysis, it is clear that the city has outlined several priorities that are of particular interest to UMDNJ:

1. "Reinstate and encourage government residential areas with various densities appropriate for the characteristics of the particular neighborhood."
2. "To encourage new commercial districts in strategic locations allowing convenient access to residential housing, various services, as well as increasing the economic vitality of the small business sector."
3. "To encourage the development of commercial and industrial centered uses in locations close to residential enclaves, thus allowing access for residents to places of employment."
4. "To maintain the current street grid pattern that allows the adequate flow of traffic and greater accessibility throughout the city."

The university supports these priorities as desirable for the city and its residents in a number of ways, including increasing local ownership, creating more economic development and job opportunities, and improving traffic circulation. It is especially pleased with the city's obvious interest in encouraging the conversion of underutilized public to private ownership space in university corridors as a means of promoting business, increasing employment, and connecting residents to jobs (e.g., University Heights Science Park).

In regard to the topic of improving traffic circulation throughout the city, UMDNJ has been for some time a proponent of an initiative to widen and enhance the cross street Corridor between Sussex Avenue and West Market Street, as is being considered by the

Responses

Since it is impossible to predict the direction and extent to which large local institutions will seek to expand beyond their current boundaries, the Land Use Element does nothing more than recognize them within their current boundaries, as reflected on the Future Land Use Plan. It is expected that large institutions will seek a zoning variance or amendment to the Newark Zoning Map through a redevelopment plan when expanding beyond their current boundaries. The "Assumptions, Goals and Policies" section of the Land Use Element recognizes that this might occur and encourages it, where appropriate.

Comments

ME:
Comments on R-1000 Plan, as Proposed
Page:

State's Department of Transportation. It is believed that the "University Heights Connector" project would not only improve access to the University Heights neighborhood but also improve safety and beauty in areas that are currently over-served and pedestrian-unfriendly. A review of the future and current plans does not seem to incorporate this possible project. If this indeed is the case, we ask that it be reflected in the final version.

UMDNJ's interest, as well as the other members of the Council for Higher Education in Newark (CHEN), is to see the University Heights promoted as a major destination and to provide a "college town" neighborhood. The envision of a street not just respective campuses with students, employees, and visitors not only walking to various venues, but experiencing a myriad of retail stories clearly visible from the street and evoking a new sense of livability and safety. This environment would invite pedestrians to "meet and greet" along remodeled streetscapes of attractive landscaped boulevards with park benches and other amenities, to denote a sense of vitality and livability.

The concept for the Land Use Element and the revised Future Planning Document would not preclude the vision as we have briefly outlined. This concept was included in the original plan for University Heights that was discussed several years ago. This being the case, we hope that our collective vision continues to receive the support of the City and be aligned with the designations as outlined in the Future Land Use maps.

Also, while we understand, to some extent, the focus of the city's interest in certain large redevelopments within their current boundaries, we must hope that projects that increase the presence of people in and around its campuses would be supported. This could occur in the form of mixed use buildings with commercial space on the ground floor and other commercial uses as defined in the plan. One area we see this happening is the north end of Block 259 where there are several parcels of city-owned lot and University-controlled and that together could present several opportunities for effective redevelopment. Under the existing land use plan, this area is the Park Ward zoning and only 22' Avenue (between Fairmount Avenue and Camden Street) is zoned B-2. This allows for various commercial uses in the Future Land Use Plan. The same area has been changed to R-100 which allows for 1-3 family houses and attached townhomes. We see possibility for this area to be developed by a developer with a commercial component given its proximity to the city intersection of Bergen Avenue and 22nd Avenue and location across the street from our office building. We ask that the designation be changed to a Social Purpose Mixed use allowing for a residential/commercial use.

Finally, we ask that the city consider strengthening a principle concerning the revitalization and rebranding of Newark. On page 1-4-0 of the plan, one of the city's goals concerns its intent to "capitalize upon Newark's historic heritage in the revitalization and rebranding of Newark's neighborhoods and its mission of preserving and protecting Newark's historic districts and buildings." While we fully concur with this premise, we wish that it go further in stating the city's commitment to encourage the revitalization of various neighborhoods based on existing qualities and characteristics already present. For

Responses

Issues of traffic circulation and street widenings are beyond the scope of the Land Use Element and will be addressed in future revisions to the Circulation Element of the Master Plan.

The request to change the land use designation of Block 259 on the Future Land Use Plan to allow for commercial uses along 12th Avenue will be made as part of the final revisions that will be incorporated into the draft Land Use Element. In general, the Future Land Use Plan endorses the concept of concentrating retail uses into nodes along the City's major commercial corridors, in recognition of the changing nature of retail dynamics in urban areas.

The Land Use Element endorses the concept of preserving neighborhood qualities and character, particularly in historic districts. Comments concerning historic preservation will be forwarded to the City's Landmarks and Historic Preservation Commission.

Comments

1. No
Comments on Newark Land Use Element
Page 4

even can be preserving the old west of the urban, historic element. In the draft by the Newark Neighborhood display various Victorian-era style elements. In all one can envision a "west" and dignified quality. If this character can be maintained in all new housing development and property rehabilitation that the land use Element encourages, you can have a sense of continuity, a sense of place that can again, creates a great quality. Coupled with additional streetscape improvements that can occur over time with the assistance of the City, the City of Newark would give it a great sense of identity. Given its proximity to its university and other surrounding institutions, this identity can be beneficial to rich residents, working-class, and diversity. And, we are asking a change in the way the city is viewed in the history of New York, New Jersey, and Newark, thus making a statement that the city is supportive of this objective for all neighborhoods. As the city progresses we hope to see this city consider the aspect of historic design and its impact to the Newark Neighborhood that future special design quality for inclusion in the updated zoning ordinance.

In summary, UNDO is requesting the following:

- o Change the land designations on the north edge of Block 259 (between on 2nd Avenue) to Special Purpose Mixed-Use (S.M.)
- o Develop a unique design district that would allow neighborhoods to develop a unique quality that capitalizes on existing characteristics and historical factors.
- o Add a new street design and signage that would be required for the new design district between 2nd Avenue and West Market Street, which is being proposed by the New Jersey Department of Transportation.

Respectfully Submitted



George Hession, Vice President
Department of Urban and Community Development

Responses

**City of Newark, NJ Master Plan
October 2001 Draft Land Use Element**

Comments from.

**5. LOCAL NON-PROFIT GROUPS &
ORGANIZATIONS**

Comments

Master Plan Working Group
City New York Community Development Network
100-10 54th Avenue, 2nd Floor
New York, NY 10019



March 4, 2002

Joseph Martin
Director
Division of Economic Development
Department of Economic and Housing Development
100 West 40th Street
New York, NY 10018

Re: Master Plan Revision Comments

Dear Mr. Martin:

First let us thank you and your staff and consultants for providing the Master Plan update presentation over the past few weeks. We appreciate your participation in the phase of our continuing efforts to ensure resident input into the City's Master Plan.

The Master Plan Working Group (MPWG) met this week to review the series of preliminary meetings held with the public in which the City presented its proposals for revised land use designations in the context of updating the overall Master Plan. As a result of this series of public meetings, requests and recommendations were identified as warranting submission to the City in part as the written comments responding to the Master Plan proposals.

These include:

Key Response:
We acknowledge that the time for a response from the City to the recommendations and key findings contained in the Master Plan is approaching, which the City will review in the context of the ongoing public input. We are understanding that the City will be issuing an interim or final recommendations as to whether these items will be incorporated into the plan. Where items are rejected there will be an explanation as to the rationale for not including them.

Responses

Please note that this latest update of the City's Master Plan Land Use Element was originally undertaken to provide a basis for revising the City's zoning ordinance, as required by the Municipal Land Use Law. Neighborhood plans are a part of a hierarchy of planning documents that begin with the State Plan, followed by the Regional Plan, the County Plan, City Master Plan, Special District Plans, Neighborhood Plans and then Community Facilities Plans. Once the update to the City's Master Plan Land Use Element is completed, it will be used to guide the preparation of individual Neighborhood Plans, which are expected to have more relevance to the constituent organizations and communities represented in the Master Plan Working Group.

Comments

Master Plan Comments
Page 6

Next Steps Clarification

In the handbook you provided at the meetings the second item under Next Steps states that the Master Plan Working Group will "solicit community feedback and make amendments to the Master Plan." We had questions as to what this meant exactly. Are we being asked to provide input on recommendations? Or are we being given latitude to make amendments to the Master Plan?

Public Dissemination

When the MPOG took forward to a written copy of the response document, we also wanted to be sure that the information was made to the public. The public dissemination plan included a series of social media posts and a public meeting. We were concerned that the information would not be made available to the public. We were also concerned that the information would not be made available to the public. We were also concerned that the information would not be made available to the public.

Neighborhood Planning and Master Plan Elements

We agreed that the theme throughout most of the meetings was the need for the City to incorporate neighborhood planning as a critical element in its planning policy and implementation. As such we agree that the City work to create a Planning Department that includes this element to its mission.

We also agreed to represent our concerns over the emphasis on the neighborhood planning and the inclusion of other Master Plan elements. We agreed to represent our concerns over the emphasis on the neighborhood planning and the inclusion of other Master Plan elements. We agreed to represent our concerns over the emphasis on the neighborhood planning and the inclusion of other Master Plan elements.

We also agreed to represent our concerns over the emphasis on the neighborhood planning and the inclusion of other Master Plan elements. We agreed to represent our concerns over the emphasis on the neighborhood planning and the inclusion of other Master Plan elements. We agreed to represent our concerns over the emphasis on the neighborhood planning and the inclusion of other Master Plan elements.

Responses

Next Steps Clarification

Master Plan Working Group was indicated in error. It actually should read Master Plan Task Force which is an internal City group made up of representatives from various City agencies.

Public Dissemination

Agreed

Neighborhood Planning and Master Plan Elements

The point about creating a Planning Department that incorporates neighborhood based planning as an essential element of its mission is well-taken.

With respect to the point made about neighborhood plans, the City appreciates the efforts and initiative of local groups such as the Ironbound Community Corporation and La Casa de Don Pedro to prepare their own community plans. Some of the more broad and general recommendations included in those community plans will be incorporated into the City's Master Plan, especially those that are consistent with the City's overall goals and policies.

More specific recommendations will be considered in the future when the neighborhood planning phase of the Master Plan process begins.

Comments

Martin Plan Comments
Page

MPWU and JPHS Comments

We wanted to register concerns with the notification cards as well as message that the MPWU would be the gatekeeper for public input into the process. While the participants in several ways to MPWU represent a wide spectrum of organizations and residents throughout the City, we have never claimed to be the final word on public input. The MPWU does intend to engage customers, among its many, centers as needed to hear diverse stakeholder views on the city's water public investments and education. This is something the City must give an essential role in providing.

Not hoping to attach copies of all comments from MPWU participants. I do not have copies of all that have been submitted. So attached are those I have at hand from individual and the North West groups.

For the Martin Plan Working Group

Sincerely,


Richard Cummings
School Commission

cc: Mayor Shige James
Bruce, 2014
3. 10.14
Interim City Council

Responses

Comments

Responses

Mr. B. B.

Address: 1000
1000
Department of Strategic Development & Planning
1000
1000
Newark, NJ 07102

Dear Mr. B. B.

As indicated, any changes that need to be made in order for the City's proposed Master Plan to reflect the Ironbound Community Master Plan (ICMP). Please contact Martha Lerner (609-896-4444) should you need clarification.

We would be pleased to make any other adjustments to the changes in any other element.

Sincerely,

[Signature]

Joseph D. P. P.

Enclosures: Proposed Changes to Newark's Draft Land Use Plan for the Ironbound Community - 3 pages
Errors Which Need to be Corrected on Newark Draft Master Plan - Ironbound Section - 1 page
How the Ironbound Community Master Plan Differs from the City of Newark's Plan for the Ironbound - 1 page

The comments offered by the Ironbound Community Corporation are both useful and constructive. Some of them will be included in the City's Land Use Element document. However, it should be noted that the Land Use Element was approached on a scale that made it appropriate for creating a new zoning ordinance and not necessarily on a scale appropriate for neighborhood planning. Issues concerning recreation and open space will be addressed at a later time in revisions to the Recreation and Open Space Element of the City's Master Plan.

The Future Land Use Plan and concomitant new zoning ordinance are being prepared to lessen the need for Redevelopment Plans. The mixed-use designation is intended to halt piecemeal and disjointed development, not encourage it. The adoption of specific lists of permitted uses and appropriate bulk standards will insure this does not occur.

Comments

The plan also requires the City to determine if it is appropriate to plan for a future development that is not planned in the plan and is the subject of a future development that is not planned in the plan.

6. Planned Development Overlay

A planned development overlay should be provided to govern all residential developments containing a lot less than one acre, including a lot less than one acre, in the City of Piquette.

7. The Passaic River Waterfront

Intervenor comments that the City of Piquette should be required to plan for the Passaic River waterfront area, including the City of Piquette, including the City of Piquette, including the City of Piquette, including the City of Piquette.

The City of Piquette also requested that the City of Piquette be required to plan for the Passaic River waterfront area, including the City of Piquette, including the City of Piquette, including the City of Piquette.

Intervenor comments that the City of Piquette should be required to plan for the Passaic River waterfront area, including the City of Piquette, including the City of Piquette, including the City of Piquette.

Intervenor comments that the City of Piquette should be required to plan for the Passaic River waterfront area, including the City of Piquette, including the City of Piquette, including the City of Piquette.

Responses

Planned Development Overlay

Pursuant to the State's Municipal Land Use Law, planned development is not appropriate or sanctioned for sites under 5 acres in size. The City is currently undergoing a revision of its zoning ordinance, which will substantially revise all bulk and use standards for new development in order to address issues and concerns related to larger scale developments, including the need for open space.

The Passaic River Waterfront

Land use planning along the Passaic River waterfront has been and will continue to be guided by the Passaic River Waterfront Planning Study. A Redevelopment Plan resulting from this planning study is currently in draft form and under review by the City.

- Building East 1 & 2 ways I had shown as vacant, now developed. Roads R19-930
B/C - 200 units or housing built on these sites were missing in show.
how act?
- Proposed school sites shown on map are now developed? Block 147-81 -
new school facility Blocks 948-9' + 10' + 11' + 12' + 13' + 14' + 15' + 16' + 17' + 18' + 19'
shown - are all designated? N. Main street - S. Main street - E. Main street - W. Main street - 29
- If proposed private school site is in frontage - 20% - 30% - 40% - 50% - 60% - 70% - 80% - 90% - 100% - 110% - 120% - 130% - 140% - 150% - 160% - 170% - 180% - 190% - 200% - 210% - 220% - 230% - 240% - 250% - 260% - 270% - 280% - 290% - 300% - 310% - 320% - 330% - 340% - 350% - 360% - 370% - 380% - 390% - 400% - 410% - 420% - 430% - 440% - 450% - 460% - 470% - 480% - 490% - 500% - 510% - 520% - 530% - 540% - 550% - 560% - 570% - 580% - 590% - 600% - 610% - 620% - 630% - 640% - 650% - 660% - 670% - 680% - 690% - 700% - 710% - 720% - 730% - 740% - 750% - 760% - 770% - 780% - 790% - 800% - 810% - 820% - 830% - 840% - 850% - 860% - 870% - 880% - 890% - 900% - 910% - 920% - 930% - 940% - 950% - 960% - 970% - 980% - 990% - 1000%

Early Childhood Areas

Radio-dispersed seeds. Almost all of these were ignored from the Jan-Ward Rehabilitation Plan by a vote of 1-11. Cause:

Black 974 United States St. East is the Redevelopment Plan, a privately owned and operated place, in the old town. It was an early 19th-century building, and part of the Old Redevelopment Plan.

4. Hayward Inland traverses the Inland from East to West and North to South as indicated, page 66.
4. Hayward, etc., etc.
- Page 57 refers to 2 existing links in Inland area - these is only one and one is already available for current part two - etc
5. AREA DESIGN is Hayward Inland and area studies and around mid water mid high etc
6. Lot size requirement for three family structures Lot the should be 5,250 square feet

Errors on the maps will be corrected to the extent known. Please note, however, that the Existing Land Use Map reflects conditions as they existed in 1997. Budget and time constraints prevent an update of this map to show the many changes that have occurred since that time. The Plan does not purport to show conditions as they exist in 2003. Because land activity in the City is so dynamic and ever-changing, it should be recognized that it will never be possible to have a completely up-to-date Existing Land Use Map.

Redevelopment Areas

These will be reassessed and corrected

Raymond Boulevard

Your point is noted and a correction will be made.

Recreation Activities

Your point is noted and a correction will be made.

Aspen Apartments

Your point is noted. From a zoning viewpoint, buildings in Newark above 6 stories are considered "high rise."

Lot size requirement for three family structures

This section will be revised pursuant to minimum dwelling sizes contained in the City's "Mandatory Minimum Design and Construction Standards for Home Construction," available from the City of Newark's Department of Economic and Housing Development.

Planning Principles

The City endorses and has incorporated many of the ICMP Planning Principles, particularly with respect to future land use designations in the Ironbound. The future neighborhood planning phase of the Master Plan process will allow for a more detailed examination of these principles and further refinements to the Land Use Element.

- [illegible]

In meetings with the Ironbound Community Corporation, the City endorsed the concept of "transition" zones, particularly around Penn Station, to lessen the impact of new commercial and residential development on the Ironbound neighborhood. The location and exact boundaries of these transition zones, however, are still under review by the City.

The City agrees that surface parking lots do not represent the highest and best use of scarce land resources, particularly near a major transit hub such as Newark Penn Station, given its proximity to major rail and bus lines, highway (Route 21) access and easy access to Newark Liberty International Airport.

Expansion of the Central Business District (CBD) east of the Amtrak main line into the Kew-Forest will have an adverse impact on the character and functionality of the neighborhood. The proposed development, including the Amtrak and a new light rail station, will create a new, high-density, high-rise corridor, which will appear incongruous with the surrounding residential neighborhood. The proposed development will also have an adverse impact on the community's character by creating a new, high-density, high-rise corridor, which will appear incongruous with the surrounding residential neighborhood. The proposed development will also have an adverse impact on the community's character by creating a new, high-density, high-rise corridor, which will appear incongruous with the surrounding residential neighborhood.

New Jersey Transit has recently studied traffic circulation around Newark Penn Station and is in the process of completing a "Penn Station Circulation Study and Vision Plan," which will present recommendations for lessening traffic impacts on local streets in the Ironbound.

The heart of the neighborhood extends eastward from the West side intersection of Broadway Avenue and West 46th Street. The heart of the neighborhood is a large, irregularly shaped area bounded by Broadway Avenue to the west, West 46th Street to the north, and West 48th Street to the south. The heart of the neighborhood is a large, irregularly shaped area bounded by Broadway Avenue to the west, West 46th Street to the north, and West 48th Street to the south. The heart of the neighborhood is a large, irregularly shaped area bounded by Broadway Avenue to the west, West 46th Street to the north, and West 48th Street to the south.

[illegible]

Of these the new development in the all rights for a minimum of 100% of the total population of the country is a priority of these standards should be constructed that is, rather than having a single standard for the entire country, the standards should be determined on the basis of the character of the shop or the type of

Population development should be kept below 1.5% per year, and a ceiling to these development thresholds.

- Building height shall be at least two stories and shall not exceed the height of the tallest building on the same block face.
- Setback shall not be greater than the prevailing setback on the block face.

The City endorses the concept of preserving the heart of the Ironbound, and the land use designations on the Future Land Use Plan reflect this policy. However, the City recognizes the need to update any strengths, its design and bulk controls to encourage a higher quality of development. Such standards will be incorporated into the new Zoning Ordinance currently being drafted by the City.

Please note that some of these more geographic specific recommendations will be considered in the future neighborhood planning phase or the Master Plan process.

Comments

• Address Comments under Item 4

- The building shall occupy at least 75% of the lot frontage. (i.e. if the lot is 40 feet wide at the street line, the building must be at least 30 feet wide.)
- Office residential development in excess of 10 units on the same block shall be subject to the allowed development overlay zone established above.

• Office residential development shall be permitted on Market Street and those parts of Lafayette Street fronting Lafayette and Wilson Avenue containing mid-block commercial uses, subject to these provisions.

- Buildings shall be at least two stories, and their height shall not exceed 35 feet. Buildings shall be constructed of masonry or concrete, or a combination thereof, and shall have a minimum of 50% of the exterior walls finished with masonry or concrete. Buildings shall be constructed of masonry or concrete, or a combination thereof, and shall have a minimum of 50% of the exterior walls finished with masonry or concrete.
- Buildings shall be at least two stories, and their height shall not exceed 35 feet.
- Signs shall be at least two stories, and their height shall not exceed 35 feet.
- Signs shall be at least two stories, and their height shall not exceed 35 feet.

• Signs shall be at least two stories, and their height shall not exceed 35 feet. Signs shall be at least two stories, and their height shall not exceed 35 feet. Signs shall be at least two stories, and their height shall not exceed 35 feet. Signs shall be at least two stories, and their height shall not exceed 35 feet.

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• Signs shall be at least two stories, and their height shall not exceed 35 feet. Signs shall be at least two stories, and their height shall not exceed 35 feet. Signs shall be at least two stories, and their height shall not exceed 35 feet. Signs shall be at least two stories, and their height shall not exceed 35 feet.

- The garage must have frontage on a commercial street.
- The height of the garage must be no greater than that of the building on the same block row.
- The front elevation of the garage must be finished with masonry or concrete, or a combination thereof, and shall have a minimum of 50% of the exterior walls finished with masonry or concrete.
- The front elevation of the garage must be finished with masonry or concrete, or a combination thereof, and shall have a minimum of 50% of the exterior walls finished with masonry or concrete.

• The front elevation of the garage must be finished with masonry or concrete, or a combination thereof, and shall have a minimum of 50% of the exterior walls finished with masonry or concrete.

Responses

| Comments | Responses |
|--|--|
| <p>EXISTING BUILDING DEMOLITION: A building that is not structurally sound or otherwise unsuitable for use should be demolished unless it is to be used for a purpose that is consistent with the community's goals.</p> <ul style="list-style-type: none"> • A contributing building should be demolished unless it is to be used for a purpose that is consistent with the community's goals. • They are at least 2 stories high. • They occupy at least 50% of the frontage of their lot. • They are set back no more than 20 feet more than the prevailing setback on the block lot. <p>OR</p> <ul style="list-style-type: none"> • They are actively used for religious, institutional, cultural or educational purposes. <p>Other contributing building should be demolished unless it is to be used for a purpose that is consistent with the community's goals.</p> | |
| <p>3. INDUSTRIAL AREAS</p> <p>Existing industrial buildings should be demolished unless they are structurally sound and suitable for use. The demolition of industrial buildings should be encouraged if the building is not providing a net benefit to the community in terms of jobs and revenue. These areas should be used for industrial purposes only. The demolition of industrial buildings should be encouraged if the building is not providing a net benefit to the community in terms of jobs and revenue. These areas should be used for industrial purposes only.</p> | <p>Agreed. Changes to the Land Use element have been revised to reflect this. See response to comment No. 3 on page 7.</p> |
| <p>4. HAYES PARK/WINTERVIEW AREA</p> <p>This area is suitable for mixed residential and commercial use.</p> <ul style="list-style-type: none"> • Residential development should be permitted in this area, subject to strict standards in provide for the planting, open space and adequate off street parking. | <p>See response to comment No. 4 on page 71.</p> |

Comments

02/06/02 11:00 AM

- Maximize the existing inbound Brooklyn Center in order to create a multi-use recreation facility that will provide mutual benefit to the two new schools and in the process provide a link between the two schools.
- Utilize the existing street grid in the heart of the inbound neighborhood, especially extending Grand Street through the inbound area to create a new street grid.
- Use existing educational facilities to create a new educational facility that will complement the primary educational and recreational uses.

7. OPEN SPACE AND GREEN CORRIDORS

• The inbound area should be designed to provide a link between the inbound area and the inbound area, especially along the Potomac River from the inbound area to Chapel Street.

- The inbound area should be designed to provide a link between the inbound area and the inbound area, especially along the Potomac River from the inbound area to Chapel Street.
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- The inbound area should be designed to provide a link between the inbound area and the inbound area, especially along the Potomac River from the inbound area to Chapel Street.

• The neighborhood should be designed to provide a link between the inbound area and the inbound area, especially along the Potomac River from the inbound area to Chapel Street.

Responses

Comments

Raymond Boulevard

Raymond Boulevard should be turned into a true boulevard with landscaping and a wide sidewalk. It is a gateway to the city. The boulevard should be designed to handle the traffic volume that will be provided to the area.

The existing Ironbound Recreation Center and the former parking lot off St. Charles Street should be redesigned to become a multi-use park with a playground, a basketball court, and a field for the overall St. Charles Community Center discussed below.

Chapel Hill should be redesigned and upgraded.

All new school projects should be designed to provide, at a minimum, a large playground area for children, a large open space, and a large feasible open space that will be available for community use after school hours. The area proposals for the new middle school between Chapel Hill and the new high school should include the activities pursued.

Responses

Raymond Boulevard provides one of the "gateways" to the city. As such, the City is currently reviewing streetscape improvement proposals for a number of important arterial roads that run through the City.

The Ironbound Recreation Center is currently being renovated. Recently, the fields for basketball, baseball, soccer, tennis and badminton were completed. A new pool is under construction and in the future, a new track and football field will be constructed.

Schools

The City agrees that adequate playground and space should be provided to children in the schools.

Comments

Responses

March 13, 2002

Mr. Mark Sefarick, RA, PE, JD
City of Newark
Dept. of Planning and Economic Development
15 Liberty St.
Newark, NJ 07102

Dear Mark,

We agree with the bank view and agree with the following much work needed to the master plan opportunity to provide input. We have reviewed both of the Planning and Master Plan of the City of Newark. It is our hope that having heard our proposals and recommendations, you will find them helpful, practical and doable.

We also see the opportunity to reorganize the land use which was addressed in the February 28th and March 1st City Council and Community Master Plan meetings. Those which are consistent with the City Plan and those which differ from those set forth in the City's Future Land Use Plan.

1. The presentation made by Ray Quasla, Executive Director, La Casa de San Pedro, Inc. pointed out various districts highlighting the need and where possible. The written presentation is being forwarded to you under separate cover.

2. The mapping of all School District requested school sites to ensure the maximum use for the conversion of school sites for the District's Planning Department. We in the District of Newark have the North Ward and in particular the Forest Hill neighborhood. It is important to utilize the schools to provide the much needed recreational space, therefore, mapping Block 7800 in its entirety for educational purposes. SDECM is recommended as well as Block 7800 for a new Forest Avenue School and Blocks 844, 849 and 849-01 for a new Elliott-Ridge Middle School.

3. Preservation of all existing low and medium density residential areas, as specifically outlined in the existing mapping of the "Forest Hill Neighborhood." This area provides the greatest neighborhood stability and the least amount of government intervention to maintain the high quality of life which satisfies long term residential structure new home buyers.

4. The City owned land, most of the "A" convergence of railroad tracks which sits on Branch Brook Park in the existing industrial area, should be mapped for R-800 rather than T-1 or R-400. Arguably, this is not an ideal site for a junior high school. The area could serve the neighborhood and city as well as an existing medium density residential use.

1 Thank you

2 This has been done

3 The City agrees that the character and stability of the Forest Hill neighborhood should be preserved

4 The City has made a number of changes to the Land Use Plan in response to this and other comments from La Casa de San Pedro, Inc. In general though, an attempt has been made in the Future Land Use Plan to preserve existing residential areas as a means of providing an existing and tax base for the City. Please note that elementary and secondary schools are currently allowed in any district and will continue to be so under the Future Land Use Plan. Schools are generally located to best serve their catchment area. Ultimately, decisions about the suitability of particular school sites, as recommended by the Newark School District in its Site Acquisition Plan, are made by the State's Department of Education and School Construction Corporation.

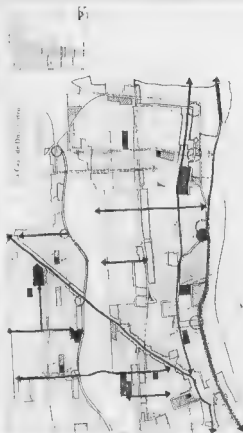
| | Comments |
|---|----------|
| 2 North Ward Master Plan Meeting: Recap | |
| 1. Land use of Mt. Pleasant Avenue to Broad Street Place along Verona Avenue should be mapped as B-1B (center) and S-M. Verona Avenue west of the Passaic Avenue is presently a medium density industrial area which includes food processing and industrial and warehouse use. Center use has limited applications to drug and drug services as well as more multi-purpose employment (center) use applications remain. | |
| 2. Land use of Broad Street to Mt. Pleasant Avenue along Verona Avenue should be mapped as B-1B (center) and S-M. Verona Avenue east of Broad Street currently reflects small and medium density, mixed use and industrial and warehouse use. With new development under the North Ward Redevelopment Plan, on the basis for the Summit/Highway Avenue area, medium density general utility and less industrial parking would be more beneficial for this area. | |
| 3. Map Overlay to Commercial use (C-1, C-2, C-3) or B-1B (center) and S-M. Verger. A strip and Broadway currently provide the north ward with most of its commercial resources. Creation of centers of nodes along with public parking facilities can allow for higher densities while being consistent with the surrounding town. Visual impact of the immediate neighborhood, as well as being inter-connected with main street area. | |
| 4. The new land use density at any or north ward station along the City of New York's subway system, providing more residential housing between the subway station, creates an influence upon transportation to and from the downtown area. | |
| 5. Continue to attract, support and resource the number and content factors. A light rail center west of Verona Avenue and running parallel to Broad Street using the infrastructure along the north ward area to address the future needs to address the downtown area and encourage the need for parking accommodations. | |
| 6. Enhance the Passaic waterfront frontage with open space area. No one would like to see a waterfront in the future. Some of the north ward acceptance and while recreational and waterways, this area also "rehabilitate" and also to focus on the north ward area. It should be utilized to create the vision of "rehabilitation" which are very hard to project. | |

| | Responses |
|---|-----------|
| 5 The City has made a number of changes to the Future Land Use Plan in response to this and other comments from La Casa de Don Pedro, Inc. Some of the more specific recommendations, however, will need to wait until we begin the next phase of the Master Plan process the neighborhood planning phase. | |
| 6. See response to No. 5 above | |
| 7 Agreed. The City supports the concept of creating retail "nodes" or "hubs" and has done so throughout the Land Use Element. | |
| 8 Agreed. The City supports the concept of Transit-oriented Development, allowing increased land use density at transit nodes, and has made changes to reflect this in the Future Land Use Plan. | |
| 9 Transportation recommendations are beyond the scope of the Land Use Element but will be considered when the Circulation Element of the Master Plan is revised in the future. Currently, however, plans by NJ Transit do call for the Newark-City Subway system to be eventually extended from its northern terminus at Franklin Street in Newark to Grove Street in Bloomfield with station stops at Grove Street and at the Franklin Avenue business district in Belleville. | |
| 10 The Passaic River waterfront has been designated for waterfront uses in the north ward on the Future Land Use Plan. | |

| Comments | Responses |
|---|---|
| <p>2. South Ward Master Plan Meetings: Recap</p> <p>The south parking structure, which has become a premier destination, is situated in a central neighborhood. It is a central commercial area which did not provide for proper vehicle accommodations and vehicle storage space. The structure's design is not ideal for the area's needs. The parking structure may be made more efficient in the future and will recognize the need to provide additional parking and vehicle storage facilities.</p> <p>3. Faria de Don Pedro: 20</p> <p>St. James Community Development Corp.</p> <p>Forest Hill Action Group, Inc.</p> | <p>Serious consideration will be given to the parking issue when the City's zoning ordinance undergoes a thorough revision upon completion of the Land Use Element.</p> |

Comments

Responses



Comments



Memorandum

To: Joaquin Matias and Mark Bakstad/o
From: Peter Meyer
Re: Land Use Element of the
Master Plan of the City of Newark
Date: 3/15/02

Enclosed, via E Mail and US Postal Delivery are comments on the Land Use Element of the Master Plan of the City of Newark. They are focused on the perspective of Warehouse Park, its needs for land use recognition and sharing and adjacent land and neighborhoods.

We look forward to the inclusion of the substance of our comments in the Element. Thank you.

Cc: Wilbur McNeil Kevin Moore WPA

Responses

Comments



Weequahic Park Association
Professionals, Planning and Engineering
Comments on the Land Use Element
Of Newark's Master Plan
2/27/02 Oral
3/15/02 Written

The goal of this element of the master plan is to define how land should be used in the city including the needs of the community as permitted uses, even restricting other uses should be included in this report.

Recreational needs of the community should be provided for throughout the City. People of all ages need relief from the intensity of the and excitement of urban life. Weequahic Park is a unique resource of great value, and it can provide many of the recreational needs. However to stay as true to the Olmsted tradition, and not overtax it, using the specific value the park can provide other land must be set aside to satisfy the needs.

Smaller more accessible pockets can serve for tot, pre teens, parental and senior gathering space; or dedicated spaces for community flower and vegetable gardens.

Slightly larger would be active space for youth and teen activities. As Newark develops the infrastructure of support for its children, a ready available for suburban children, space will be needed for small soccer, soccer and field hockey fields, basketball, hand ball, active climbing, etc.

Larger scale recreational needs can be satisfied in the larger parks.

The land use element should also contain the vision of the Weequahic Park Master Plan within its recommendations. Its use for major and unique activities, a grandstand, a boathouse, educational, needs, large scale athletic facilities, formal gardens and greenhouses, corridor improvements along abutting roads (i.e. Elizabeth Ave) and access to it (i.e. Lyons Ave), greenways connecting the other major parks in the city, educational facilities;

Page 20-10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Responses

Weequahic Park is an Essex County facility under the control and supervision of the County Executive and the Board of Chosen Freeholders. Thus, the programming and implementation of specific activities and facilities for Weequahic Park are conducted at the County level.

PPE

Users of the land across the street and in adjacent blocks and neighborhoods should take into consideration the needs and benefits offered by the Park. The recommendation of High Rise residential along some of Meeker Avenue is a good one. This recommendation should be continued along Freytagshayzen Avenue in the area around Meeker and Haynes Avenue Intersections that also abut the Park.

The Park has been carrying the burden of vehicular use it hasn't been designed for that has diminished its value as a park. There is too much traffic and parking. Parking should be a permuted use on a band of land adjacent to the park so that lots and decks can be provided for the intensity of automobiles. In addition higher density of residential use should be offered with the inclusion of public parking in the buildings in the neighborhood of the Park. Possibly mid-rise should be pursued without it and high rise with it.

Street level usages should be those that interact with and support the Park. These could include cafes, restaurants, retail associated with the outdoors, recreational, historical and arts such as for artstore, baking, fishing, active sports, pet, music, books, boutiques, etc., office professional, non profit and utilitarian, etc. Above the neighborhood commercial residential and parking should be permitted.

Responses

The issue of parking will be more fully considered when revisions to the City's zoning ordinance are made, following completion of the Land Use Element, and when the Circulation Element of the Master Plan is revised in the future.

A variety of land use designations in the Future Land Use Plan border the Park. The retail zoning designations would allow for some of the types of street-level uses and activities suggested, with residential uses above.

Comments

United Valhburg Services Organization

Dept. of Community Organizing & Planning

NY 212-6800 Ext. 5 Fax: 212-6800-6661 E-Mail: services@valhburg.org

March 11, 2002

Mark Raskdale, RA, PP, JD
City of Newark
Dept. of Housing and Economic Development
551 Liberty Street, 10th Floor
Newark, New Jersey 07102



Dear Mr. Raskdale:

Thank you for the presentation of the Valhburg element of the draft Newark Land Use Map. We met with your office and planning consultants in Newark on February 19, 2002.

The first comment is that the presentation has to be replete as an educational process. This means that blow-up maps and plan documents must be advertised and placed in community locations to be relevant to participants. We strongly encourage you to place and advertise blow-up maps in schools and schedule another question and answer session at the neighborhood level.

An other aspect of the education process is to make a distinction between the Land Use Map and the Planning Map. We are concerned with the existing Land Use Map. However, we were not presented with the Proposed Land Use Map. The presentation was a Planning Map. Please prepare a temporary Land Use Map for the West Ward. It should include the same color subdivisions as the existing Land Use Map.

We are concerned with the existing Land Use Map and the draft plan. We are concerned with the existing Land Use Map and the draft plan.

The area of the Bradley Court apartments, located by South Orange Ave. Mayhew Avenue and South Orange Avenue, is designated for high-rise residential development. This is not a residential use or any other use. It is the opinion of the developer who reviewed the proposed plan.

Responses

Your comment is well noted. A large-scale version of the West Ward Proposed Land Use Map was presented at the second public meeting held in the West Ward. In addition, a set of proposed land use maps was included in the draft Land Use Element, which was made available for public review at City Hall in Room 112, at local branches of the Newark Public Library and on the internet at www.GoNewark.com.

1. The land use designation for this parcel is in recognition of the existing use, not an encouragement for truly high-rise residential apartments, which are unlikely. From a zoning viewpoint, anything above 6 stories high in Newark is considered "high-rise." A more suitable use will be considered.

Comments

Unified's Building Services Organization p. 2

March 13, 2002

| | |
|---|---|
| 2 | The area of the old two Haven nursing home, bordered by Livingston Avenue, Manor Drive and Mount Vernon Avenue, is zoned for high density residential residential development. This is not a desirable use here or anywhere in Valdburg, in the opinion of residents who reviewed the proposed plan. |
| | There does not appear to be adequate provision for parking, school construction or improved traffic flow in the proposed land use plan. For example, commercial uses along South Orange Avenue are preserved and re-zoned to these land designated for parking. Also, some commercial development proposed in the vicinity of the Public plant has the potential of aggravating an already difficult morning and afternoon drive at Grove Street and South Orange Avenue. |
| 4 | The Boyles Recreation Center at South Orange Avenue and Boyles Street is designated as open space and recreation area in the proposed plan. Please clarify whether or not the pool will remain, or if it will be changed to a park. |
| | The absence of training on proposed school sites in the draft plan is a serious deficiency. While we recognize that the city cannot resolve and for schools when the resources necessary to construct and manage Newark Schools are controlled by the State of New Jersey, we must explore land use officials to find ways to acknowledge and incorporate the issue of public schools in these plans. The majority of children are at risk and we want to be sure that a comprehensive plan is in place for planning schools. |

We expect that these recommendations will be incorporated into the plans for Valdburg and welcome any further discussion on the land use element. A written response to these recommendations will be helpful in clarifying future development in the area. If you should have any questions regarding the recommendations, please give me a call at 973-334-1000 Ext. 15.

Sincerely,

Doreen Jones

Doreen A. Jones, Program Coordinator
Land Use Commission - Planning & Planning

CC: Mike Kelly, Executive Director

Responses

- The land use designation for this parcel is in recognition of the existing use. A more suitable use will be considered.
- Parking is generally considered an accessory use to the major land use categories of residential, commercial, industrial and special purpose districts. Thus, parking does not warrant a land use category of its own but is factored in as a zoning requirement for the major land use categories. Issues of parking will be more thoroughly considered when revisions to the City's zoning ordinance are made, following completion of the Land Use Element. The issue of school construction was thoroughly studied by the Newark School District and reported on in its Five Year Facilities Master Plan, published in 1999. Issues of traffic flow are beyond the scope of the Land Use Element and will be more thoroughly considered when revisions to the Circulation Element of the City's Master Plan are made.
- Programmatic issues regarding specific activities and facilities at the Boylan Recreation Center are beyond the scope of the Land Use Element. These issues will be considered when revisions to the Open Space and Recreation Element of the City's Master Plan are made.

Proposed school sites were included in the draft Land Use Element on a set of maps labeled "Parks and Schools Plan."

Responses

- 1 It should be recognized that the Forest Hill neighborhood existed
before the Forest Hill Historic District was created and that this area
has traditionally been known as the Forest Hill neighborhood
2 Adoption of the updated Land Use Element by the Central Planning
Board will form the basis for revisions to the City's Zoning
Ordinance, which should lessen the need to issue variances
3 The Land Use Element does not contemplate changing existing
densities in the Forest Hill neighborhood
4 Variances are a zoning issue that will be more thoroughly considered
when revisions to the City's zoning ordinance are made following
adoption of the Land Use Element
5 The City agrees that the architectural character of the City's registered
historic districts should be preserved
6 The Land Use Element does not contemplate changing existing
densities in the Forest Hill neighborhood

Feedback Form

Revised Draft of Land Use Element of the Master Plan

City of Montreal, 2002

how it may be treated as appropriate to some individuals in the workplace for an individualized approach may be necessary to ensure that the employee's needs are met.

how it may be treated as appropriate to some individuals in the workplace for an individualized approach may be necessary to ensure that the employee's needs are met.

Reference: <https://doi.org/10.1016/j.jmb.2019.05.005>

North O Barksdale Rd. PO Box 111

City of Newark

Dept. of Housing and Economic Development

65 Liberty Street, 3rd Floor

Research No. 07182

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Comments

C. G. BARNETT

| Year | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 |
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| 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 | |

[illegible]

| Year | Number of cases | Rate per 100,000 |
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| 1991 | 1,100 | 1.1 |
| 1992 | 1,200 | 1.2 |
| 1993 | 1,300 | 1.3 |
| 1994 | 1,400 | 1.4 |
| 1995 | 1,500 | 1.5 |
| 1996 | 1,600 | 1.6 |
| 1997 | 1,700 | 1.7 |
| 1998 | 1,800 | 1.8 |
| 1999 | 1,900 | 1.9 |
| 2000 | 2,000 | 2.0 |
| 2001 | 2,100 | 2.1 |
| 2002 | 2,200 | 2.2 |
| 2003 | 2,300 | 2.3 |
| 2004 | 2,400 | 2.4 |
| 2005 | 2,500 | 2.5 |
| 2006 | 2,600 | 2.6 |
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| 2009 | 2,900 | 2.9 |
| 2010 | 3,000 | 3.0 |
| 2011 | 3,100 | 3.1 |
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| 2013 | 3,300 | 3.3 |
| 2014 | 3,400 | 3.4 |
| 2015 | 3,500 | 3.5 |
| 2016 | 3,600 | 3.6 |
| 2017 | 3,700 | 3.7 |
| 2018 | 3,800 | 3.8 |
| 2019 | 3,900 | 3.9 |
| 2020 | 4,000 | 4.0 |

[illegible]

the sample frame is known as the "sampling frame" and should be identical to the population.

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

...where p is the probability of a single trial being successful.

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1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

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March 12, 1970

Name _____
Date _____

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Figure 1

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1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

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Comments

Responses

Newark Master Plan Committee
Newark City Hall
Newark, NJ 07102

March 3, 2002

St. John's Lutheran Church Council
333 Arden Avenue
Newark, NJ 07102
908/834-1113

RE: Community Meeting March 7, 2002

Gentlemen:

As a result of attending the Community Meeting of the Newark Master Plan Committee on March 7, 2002, we the Church Council of St. John's Lutheran Church, together with the Rose Terrace and Longfellowman subdivisions request the following:

We request that the City of Newark use the properties, recently demolished on Rose Terrace near the corner of South 10th Street as a recreational area for the children in the neighborhood. Such a site is sorely needed in this community. It would serve both the children in the immediate neighborhood and those in the League Park School which is located in the Church.

We would be happy to meet with you to discuss this request in detail.

Very truly yours,


AUSTIN J. HOFFMAN
PRESIDENT
ST. JOHN'S CHURCH COUNCIL


REVEREND GARY U. GRAY
PASTOR
ST. JOHN'S LUTHERAN CHURCH

Designation of future open space and recreation sites is beyond the scope of the Land Use Element. Your recommendation will be taken under advisement when the Open Space and Recreation Element of the City's Master Plan is updated and revised in the future.

Comments

Responses

BISHOP STACY HIGHWAY
Full legal description of FARM
527 So Orange Ave

Question: what are the status of the
old Pabst Brewery and the lot at
the corner of So Orange Ave and
10 1/2th Street?

Development at the Pabst Brewery site is the subject of the "Pabst Brewery
Redevelopment Report and Action Plan," as noted and described in the
section of the draft Land Use Element titled "Recent Major Studies and
Policy Initiatives in Newark."

Responses

Presentation of the final revisions to the Land Use Element will be done on a ward-by-ward basis, one meeting per ward. Budgetary constraints do not allow presentations to be made to individual community organizations. Ward presentations, however, may be sponsored by individual community organizations as coordinated through the community-based Master Plan Working Group.

Feedback Form

Revised Draft of Land Use Element of the Master Plan

City of Haverhill, 2002

The City of Haverhill appreciates your interest in the Master Plan, and would encourage you to complete and to return this form to the end of the meeting or mail them to:

Mail to: Haverhill MA, zip: 01820

City of Haverhill

Dept. of Planning and Economic Development

55 Liberty Street, 3rd Floor

Haverhill, MA 01820

Form to be submitted by March 15, 2002

Comments

The Caribbean Community through

one of its organizations is asking for
presentation to be done to acquire the
of the Caribbean

If you would like to be added to the mailing list, please provide the following

Name

LE-THU ANH THU AN

Mailing date

2-20-02

Address

15-THU ANH THU AN

City

MA

State

01820

Zip

01820

City

MA

State

01820

Zip

01820

City

MA

State

01820

Zip

01820

OR: Bernard Robbins @ 978-375-2201 or 978-430-2468

Comments

Responses

P-A-T-H

March 1, 2002

Mark C. Burkholder, RA, PE, ID
City of Lincoln
City Planning and Economic Development
25 Liberty Street, 7th Floor
Lincoln, NE 68502

Frederick, Revised Draft of Land Use Elements of the Master Plan, City of Lincoln, 2002

Dear Mr. Burkholder:

In response to the recent Master Planning Public Meetings held from February 18 to March 27, I have a few comments, concerns and questions about the Masterplan process and the Land Use Element of the Master Plan.

It is commendable that the City is seeking feedback in order to prepare prioritizable plans and make it available for public review every February. It is also commendable that the City is seeking feedback on the Land Use Element of the Master Plan.

It is also commendable that the City is seeking feedback on the Land Use Element of the Master Plan. It is also commendable that the City is seeking feedback on the Land Use Element of the Master Plan.

Questions: Were adequate time could not be provided for citizens to review, question and then make relevant comments and suggestions about the Land Use Element?

Response: The City is a step in the right direction and is going to see that the City's Master Planning process has been attempted to provide public input on the Master Plan process.

It is a commendable effort to provide feedback on the Land Use Element of the Master Plan. It is a commendable effort to provide feedback on the Land Use Element of the Master Plan.

Questions: What will the City do to ensure adequate representation and informed input from the public to help maintain the "P-A-T-H"?

Response: The City is a step in the right direction and is going to see that the City's Master Planning process has been attempted to provide public input on the Master Plan process.

It is a commendable effort to provide feedback on the Land Use Element of the Master Plan. It is a commendable effort to provide feedback on the Land Use Element of the Master Plan.

Professional Alliance for Technology of Habitation

4001 N. 16th St., Suite 100, Lincoln, NE 68502-1600, (402) 441-1600, fax (402) 441-1601

Your concern is well noted. The City will consider providing a longer review and comment period for future revisions to the other Elements of the City's Master Plan.

The public definitely does have a say in the Master Plan process through attendance at Central Planning Board hearings and open public forums on planning, through submission of comments such as yours and through participation in groups such as The Master Plan Working Group.

| Comments | Responses |
|---|--|
| <p>COLLECTIONS TO "LAND USE CHARTER"</p> <p>PP 16 HISTORICAL CHARTER (LAWYER HALL) LINED BENCHMARKS AND ARE TO REMAIN ARE NOT PROPERLY ARE TO BEACH BENCH MARK PLACE</p> <p>PP 16 SHOULD BE "APPROXIMATE" AREA 1-1-1-1</p> <p>JEAN SLOAN FOREST (HILL ALKON GROUP, INC.) (973) 481-0353</p> <div data-bbox="464 626 606 717"> </div> <p>Rec'd 11/2/2001</p> | <p>Your comments are well noted and corrections have been made</p> |

Comments

Mossie Yotanda

From: yotanda@attglobal.net
Sent: Friday, March 15, 2002 9:43 AM
To: yotanda@attglobal.net
Subject: school construction

Good Morning! As per Mr. Joaquin Matias' request (at the Land Use meeting at the Rafael Hernandez School) on March 5, I am attaching the cover page of our petition urging the City and its Mayor Plan consultants to modify their proposed development configuration to avoid route three elements which the residents of this area wish to avoid. Form 48- See also info to print thing is stability and preparing for a new cover.

May we recall that the Forest City Artisan Group, via Cassin Donner and Dr. James Harrison by Corporation have endorsed the concept of redesigning the site in order to avoid 81 of the position is a "lot 844, 849 and 849.01" as a way to show also for the possible construction of a Middle School (currently referred to a "Ridgecrest Middle School" by the School District). If the school is not built, then the land would then at least be available for development which recreation area as planned to be the most deleterious effect on the area.

Give the school with 336 signatures of residents in this area to Mr. B. Martinez in the March 7 meeting. Please advise me if you would like another copy. I can be reached at (973) 485-2642 or reply to this e-mail.

Thank you!

Jim Campila, 864 College Ave., Newark, NJ 07104

Responses

Locations of proposed school sites are governed by the Newark School District, with approval by the State's Department of Education. Evaluation and acquisition of proposed school sites are under the jurisdiction of the NJ Schools Construction Corporation.

Pelicanus

- [illegible]

NAME _____

A. J. HALL 83

The S-GEM designation was meant to be applied to institutions of higher learning with large campuses such as NJ Institute of Technology (NJIT), Rutgers University, Essex County College and the University of Medicine and Dentistry of NJ (UMDNJ). The S-GEM designation would not, however, apply to primary and secondary schools, which would be allowed in any use district. Thus, it would not be necessary to re-designate the areas identified in Comments 1 and 2 as S-GEM, because primary and secondary schools would be allowable uses as of right in those areas.

With respect to Comment 3, Blocks 801 and 804 are currently identified in the Newark School District's Facilities Management Plan as the proposed site for the new Park School (grades Pre-K to 8), formerly proposed as the Ridge Elliott Middle School. As indicated earlier, locations of proposed school sites are determined by the Newark School District, which falls under the jurisdiction of the State's Department of Education. Evaluation and acquisition of proposed public school sites are under the jurisdiction of the NJ Schools Construction Corporation.

| Comments | Responses |
|---|-----------|
| February 2002 PETITION | |
| NAME | ADDRESS |
| 1. <u>Constance</u> <u>507 E. 1st St.</u> <u>St. Paul, MN 55101</u> | |
| 2. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 3. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 4. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 5. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 6. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 7. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 8. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 9. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 10. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 11. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 12. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 13. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 14. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |
| 15. <u>John</u> <u>1000</u> <u>St. Paul, MN 55101</u> | |

February 2003 PETTIT *et al.*[illegible]

Comments

Responses

February 2002 PETITION

| NAME | ADDRESS | DATE |
|--------------------|-------------------|------|
| Walter Bass | 8 Miller Highway | 0004 |
| Paul Vito | 5 Tiffney Blvd. | 0111 |
| Nadege Pierre | 889 Clinton Ave | 0101 |
| Puerto Carmora | 889 Clinton Ave | 0104 |
| Chlor Gamm | 306 Clark St | 0150 |
| Salon Hiles | 271 Union Ave | 0100 |
| Arthur Kama | 188 Graham Ave | 0104 |
| Y. Y. Zimbalones | 188 Graham Ave | 0107 |
| Henry Salas | 279 Montclair Ave | 0110 |
| Henry Salas | 279 Montclair Ave | 0110 |
| Santiago Salas | 279 Montclair Ave | 0110 |
| Jose P. Sandoval T | 511 Lake St | 0104 |
| Maria Sandoval | 511 Lake St | 0104 |
| Maria Toledo | 511 Lake St | 0104 |
| Ala. Sandoval | 511 Union Ave | 0104 |
| W. T. Sandoval | 517 Summer Ave | 0104 |
| W. T. Sandoval | 517 Summer Ave | 0104 |
| Melissa Salas | 759 Highland Ave | 0100 |

Comments

Responses

E-STATE NO.2 PETITION

[illegible]

| Comments | Responses |
|---------------------|-----------------------------------|
| ✓ 10/10/01 10:10 AM | |
| NAME | ADDRESS |
| Egon Peters | 859 Mt. Prospect Rd. 07104 |
| Ellen Kegan | 802 Ridge St. Newark 07104 |
| Mrs. M. K. | 616 Ridge St. Newark 07104 |
| | 110 1st St. Newark 07104 |
| Egon Peters | 670 Ridge St. Newark 07104 |
| Marie Ruman | 694 Ridge St. Newark 07104 |
| Ellen Kegan | 110 1st St. Newark 07104 |
| Egon Peters | 110 1st St. Newark 07104 |
| Marie Ruman | 85 Washington Pl. Newark 07104 |
| Egon Peters | 85 Washington Pl. Newark 07104 |
| | 154 Goshen Ave. Newark 07104 |
| | 110 1st St. Newark 07104 |
| | 331 Mt. Prospect Rd. Newark 07104 |
| | 110 1st St. Newark 07104 |
| | 110 1st St. Newark 07104 |
| Egon Peters | 164 GANSELE Ave. Newark 07104 |
| Marie Ruman | 701 Delavan Ave. Newark 07104 |
| Egon Peters | 701 Delavan Ave. Newark 07104 |

Comments

Responses

February 2002 PETITION

155a

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515 Ridge St 07104

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Comments

Responses

NAME

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Comments

Responses

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Comments

Responses

February 2002 IN FOCUS

Notes

ADDRESS

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from the *Mezocera* 200 *Leptocera* 100

Arthur K. Brown 172 Venice Ave. 02/01/1

St. Luke Roman — 124 Keweenaw Ave. 07/16

172 Veronica An. O. M. V.

Small section - 4126 Deane Ave 07104

Hester Col. Dec. 1894

26 RABIN Rodriguez 238 Huanahua Ave. 0744

Heitor Rodriguez 25th birthday June 29 1966

Thelone Barker 268 West 1st St. N. C. 2130 07/04

1918-1919

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15 August 1944

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[Faint handwritten notes at the bottom of the page]

It is a pleasure to have you here.

Comments

Responses

Forest Hill Active Group, Inc. - 268 Montclair Ave Newark, NJ 07104

(973) 421-6859 FAX (973) 422-3026

<http://communities.mt.com/ask/ForayHill-Artisan-Brand>

February 2012

Pelidon

[illegible]

- [illegible]

- 2.1 The Land, known as "Block 106" extends the size of the Ridge Street School site. The property is located on the west side of Cedar Avenue and the east side of Ridge Street between Mitchell and Central Avenues, also designated as S-E 4th St. to allow for the most ideal layout of the new construction of the Ridge Street High School. The property is currently zoned A-2 and is currently zoned for a purpose of use of two professional offices or a high school.

- 4.1 Case-control study known as Block 1B and 104. Testing, in Block 1B and 104, is on the convergence of the sub- \mathcal{A} sets or mapped to a finite-ternary structure. The case-control study, B.104, is also for a finite-ternary structure.

9.

NAME _____

AD-HP-55

1. The first group of people who are interested in the study of the history of the world are the historians. They are people who study the past and try to understand what happened and why it happened. They use a variety of sources, including books, documents, and artifacts, to reconstruct the past. They also try to understand the people who lived in the past and how they thought and felt. Historians are interested in the past for a variety of reasons. Some are interested in the past because they want to know what happened and why it happened. Others are interested in the past because they want to understand the people who lived in the past and how they thought and felt. Still others are interested in the past because they want to learn from the mistakes of the past and avoid them in the future.

Comments

Responses

February 2002 PETITION

- | | COMMENTS | RESPONSES |
|-----|------------------------------|----------------|
| 1 | Joe Jorgensen | 30 7000th Ave. |
| 20 | 10000th Ave | 7000th Ave |
| 11 | 10000th Ave | 7000th Ave |
| 22 | Home Road | 7000th Ave |
| 23 | ELIZABETH ALLEN ROAD | 7000th Ave |
| 24 | GERALD'S REPORT TO H.D. 11.1 | 7000th Ave |
| 25 | Home Road | 7000th Ave |
| 26 | Home Road | 7000th Ave |
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Comments

Responses

February 2002 Meeting

2/2/02

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Comments

Responses

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|--|------------------------------|
| 1. "I am not sure if this is a problem or not." | Available |
| 2. "I am not sure if this is a problem or not." | Yes, it is a problem. |
| 3. "I am not sure if this is a problem or not." | at _____ (8 ¹⁰⁰) |
| 4. "I am not sure if this is a problem or not." | at Miller Elementary |
| 5. "I am not sure if this is a problem or not." | at _____ |
| 6. "I am not sure if this is a problem or not." | 6002 Highland Ave, Mark |
| 7. "I am not sure if this is a problem or not." | " |
| 8. "I am not sure if this is a problem or not." | " |
| 9. "I am not sure if this is a problem or not." | 218 N. Highland in East |
| 10. "I am not sure if this is a problem or not." | at Highland River Road |

Comments

Responses

February 2002 Meeting

Date

Location

1. St. Louis St. Louis
St. Louis St. Louis
St. Louis St. Louis
St. Louis St. Louis
St. Louis St. Louis

Comments

Responses

Joint Will Action Group, Inc. ~ 868 Montclair Ave. Newark NJ 07102
(973) 681-6363 Fax: (973) 685-5404
<http://www.jwill.org> 42-200-60-7000 (April 4, 2002)

RE: 02-0007

Notes

Re: the proposed North 2nd Elementary School site, located at the intersection of Montclair Ave. and Highland Avenue, Newark, NJ. The site is currently occupied by a vacant lot and the surrounding neighborhood and the following comments were received:

1. A large number of Montclair Avenue residents and Highland Avenue residents expressed concern about the proposed site due to its proximity to the existing school and the fact that it is located in a residential area. It was noted that the site is currently occupied by a vacant lot and the surrounding neighborhood and the following comments were received:
2. The site is located in a residential area and the proposed school would be located in a residential area. It was noted that the site is currently occupied by a vacant lot and the surrounding neighborhood and the following comments were received:
3. The proposed site is located in a residential area and the proposed school would be located in a residential area. It was noted that the site is currently occupied by a vacant lot and the surrounding neighborhood and the following comments were received:

4.

5.

6. The site is located in a residential area and the proposed school would be located in a residential area. It was noted that the site is currently occupied by a vacant lot and the surrounding neighborhood and the following comments were received:

[illegible]

Comments

Responses

Feb-Mar 2005 SAT Test 2

2. 4. 2. 2

4. False[illegible]

• 5 1

2. *Chlorophyll*

$\frac{1}{\sqrt{\pi}} \int_{-\infty}^{\infty} f(x) e^{-x^2} dx = \frac{1}{\sqrt{\pi}}$

June 4

$$\int_{\mathbb{R}^d} \rho(x) dx = \int_{\mathbb{R}^d} \rho(y) dy$$
40. *Leucophaea*

S. nathusii from — 27 November 1961 — 100%

1/2nd. Congle

48

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2nd ed. 1964. 12. 10.

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**City of Newark, NJ Master Plan
October 2001 Draft Land Use Element**

Comments from:

6. INDIVIDUALS

Comments

work consistent with the Land Use Element of the Master Plan

| | |
|----|---|
| 1. | It would be illegal for the City not to consider applications for variances. However, variances are a zoning issue that will be more thoroughly considered when revisions to the City's zoning ordinance are made following adoption of the Land Use Element |
| 2. | The Land Use Element does not contemplate changing existing densities in the Forest Hill neighborhood. |
| 3. | See response to Comment No. 2 above |
| 4. | See response to Comment No. 2 above |
| 5. | The City agrees that the architectural character of the City's registered historic districts should be preserved. Enforcement of the zoning laws is a function of the City's code enforcement officers, who are attached to the City's Department of Neighborhood and Recreational Services |
| 6. | See response to Comment No. 2 above |
| 7. | Street widths are governed by the City's Department of Engineering and are beyond the scope of discussion in the Land Use Element |
| 8. | Your comment is well noted. This issue will be addressed at a future date when revisions are made to the Open Space and Recreation Element of the Master Plan |
| 9. | No change is recommended. In fact, the Land Use Element endorses the preservation of this neighborhood as it is currently constituted. |

The Forest Hill district is presently designated as a designated historic district with a unique character. We oppose the expansion of the border, and its inclusion into a larger Forest Hill Neighborhood.

Responses

- It would be illegal for the City not to consider applications for variances. However, variances are a zoning issue that will be more thoroughly considered when revisions to the City's zoning ordinance are made following adoption of the Land Use Element
- The Land Use Element does not contemplate changing existing densities in the Forest Hill neighborhood.
- See response to Comment No. 2 above
- See response to Comment No. 2 above
- The City agrees that the architectural character of the City's registered historic districts should be preserved. Enforcement of the zoning laws is a function of the City's code enforcement officers, who are attached to the City's Department of Neighborhood and Recreational Services
- See response to Comment No. 2 above
- Street widths are governed by the City's Department of Engineering and are beyond the scope of discussion in the Land Use Element
- Your comment is well noted. This issue will be addressed at a future date when revisions are made to the Open Space and Recreation Element of the Master Plan
- No change is recommended. In fact, the Land Use Element endorses the preservation of this neighborhood as it is currently constituted.

Comments

Responses

The foregoing petition was submitted by the following persons

- 1 Bennett, Rachelle
- 2 Bennett, Rachelle
- 3 Bennett, Rachelle
- 4 Castano, Mr. & Mrs. Ronald
- 5 Ciccione, John and Rose M.
- 6 Connolly, Eileen
- 7 Corrado, Charlene
- 8 Custode, Vincent
- 9 Custode, Vincent
- 10 Custode, Vincent
- 11 Firetto, Domenico
- 12 Glibert, David
- 13 Harris, Billy
- 14 Hernandez, Margarita
- 15 Hernandez, Margot
- 16 Himm, Steven & Dan Zanella
- 17 Jones, Kevin and D. Cramer
- 18 Knight, Kelly & F. Artigas
- 19 Kraushar, Guytha and Marvin
- 20 Longendyck, Catherine
- 21 Lopriore, John and Anna
- 22 McDonough, Steve and Lynn
- 23 Monace, Mr. & Mrs. Arthur
- 24 Nappi, Jean and Fanny
- 25 Patel, Janet
- 26 Perez, Susan
- 27 Ponzio, Mrs. Rose
- 28 Rappaport, Beverly
- 29 Romano, Marjorie and Family
- 30 Saa, Sr., Fabian
- 31 Salch, Yusra
- 32 Szczygalski, Janice A.
- 33 Tapia, Marco
- 34 Tavares, Flavio
- 35 Vaccari, Michael and Mary Jo
- 36 Varnas, Deborah & B. Bahr
- 37 Vercellotti, John and Richard
- 38 Vercellotti, John
- 39 Vlacis, Yvonne C.

Revised Draft of Land Use Element of the Master Plan
City of Nowak, 2004

Mark G. Bakken, P.A., P.C.
City of New York
Dept. of Housing and Economic Development
45 Liberty Street, 3rd Floor
New York, NY 10038

must be postmarked by March 16, 2001.

Journal of Management Education 32(1)

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North Wark School

If you would like to be added to the mailing list, please provide the following information:

Name _____ Reading 4.10.12

Andersen, P. 1990. *Estuaries and Coasts*. New York: Academic Press.

11

Selection and acquisition of proposed school sites is under the jurisdiction of the NJ Schools Construction Corporation, in accordance with the Site Evaluation Study prepared by the Newark School District and accepted by the State Department of Education.

Comments

Responses

Feedback Form

Reurter, District, and use Element of the Master Plan
City of Newark 2002

As a result of the public hearing on the Master Plan and school site study, please provide your comments on the following items. If you have any questions, please contact the Newark School District at (973) 554-1000.

Name: _____

City: Newark

Age: _____

Address: _____

City: Newark, NJ 07102

Phone: _____

Comments:

If you would like to be added to the mailing list, please provide your address:

Name: _____

Address: _____

City: _____

Determinations of proposed school sites and the discontinuance of existing sites are beyond the scope of the Land Use Element and are in accordance with the Site Evaluation Study prepared by the Newark School District, which was accepted by the State Department of Education.

Comments

Responses

Feedback Form

Revised Draft of Land Use Element of the Master Plan
City of Newark, 2003[illegible]

1. $\lim_{x \rightarrow 0} \frac{1}{x} = \infty$
 2. $\lim_{x \rightarrow 0} \frac{1}{x^2} = \infty$
 3. $\lim_{x \rightarrow 0} \frac{1}{x^3} = \infty$
 4. $\lim_{x \rightarrow 0} \frac{1}{x^4} = \infty$
 5. $\lim_{x \rightarrow 0} \frac{1}{x^5} = \infty$
 6. $\lim_{x \rightarrow 0} \frac{1}{x^6} = \infty$
 7. $\lim_{x \rightarrow 0} \frac{1}{x^7} = \infty$
 8. $\lim_{x \rightarrow 0} \frac{1}{x^8} = \infty$
 9. $\lim_{x \rightarrow 0} \frac{1}{x^9} = \infty$
 10. $\lim_{x \rightarrow 0} \frac{1}{x^{10}} = \infty$

doi:10.1017/S002229240000164 Printed in the United Kingdom

or manja

542

10. The following table shows the number of people who attended the concert in each age group.

Species: Amegilla lamachus _____ Mating date: _____

2.2. $\lambda_1, \dots, \lambda_m$ — собственные значения

[illegible]

Comments

Feedback Form

Revised Draft of Land Use Element of the Master Plan
City of Newark 2002

As Newark continues to deal with the effects of the economic downturn, it is important to have a plan that will guide the city's future development. The City of Newark is currently reviewing the Land Use Element of the Master Plan, and we would like to hear from you about your thoughts on the proposed changes.

Mark G. Markowitz, P.E., P.S.
City of Newark
Dept. of Planning and Economic Development
66 Liberty Street, 2nd Floor
Newark, NJ 07102

Form to be submitted by March 15, 2002

Comments should be submitted to:

Mark G. Markowitz, P.E., P.S.
City of Newark
Dept. of Planning and Economic Development
66 Liberty Street, 2nd Floor
Newark, NJ 07102

If you would like to be included in the mailing list, please provide the following:

Name: Mark G. Markowitz, P.E., P.S. Mailing Address: 66 Liberty Street, 2nd Floor, Newark, NJ 07102
Address: 66 Liberty Street, 2nd Floor, Newark, NJ 07102
City: Newark State: NJ Zip: 07102

FOREST HILL HISTORIC DISTRICT



Responses

The boundaries of the Forest Hill Historic District have been reviewed and changed where necessary

Comments

Feedback Form

Revised Draft of and Joe Evaristo of the Marine Plaza
City of Newark 2009

doi:10.1371/journal.pone.0188675.g002

Mark C. Thompson, PhD, DPA '87

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

Page 11: Inserting and deleting the clipboard

51. *Shoreland Use and Planning*

Keywords: *children, adolescents, parents, family, child abuse, child neglect, child maltreatment, child welfare, child protective services, child abuse prevention, child abuse investigation, child abuse reporting, child abuse assessment, child abuse intervention, child abuse treatment, child abuse prevention, child abuse investigation, child abuse assessment, child abuse intervention, child abuse treatment*

Source: The author's calculations for 1990-91, 1991-92, 1992-93, 1993-94, 1994-95, 1995-96, 1996-97, 1997-98, 1998-99, 1999-00, 2000-01, 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, 2024-25, 2025-26, 2026-27, 2027-28, 2028-29, 2029-30, 2030-31, 2031-32, 2032-33, 2033-34, 2034-35, 2035-36, 2036-37, 2037-38, 2038-39, 2039-40, 2040-41, 2041-42, 2042-43, 2043-44, 2044-45, 2045-46, 2046-47, 2047-48, 2048-49, 2049-50, 2050-51, 2051-52, 2052-53, 2053-54, 2054-55, 2055-56, 2056-57, 2057-58, 2058-59, 2059-60, 2060-61, 2061-62, 2062-63, 2063-64, 2064-65, 2065-66, 2066-67, 2067-68, 2068-69, 2069-70, 2070-71, 2071-72, 2072-73, 2073-74, 2074-75, 2075-76, 2076-77, 2077-78, 2078-79, 2079-80, 2080-81, 2081-82, 2082-83, 2083-84, 2084-85, 2085-86, 2086-87, 2087-88, 2088-89, 2089-90, 2090-91, 2091-92, 2092-93, 2093-94, 2094-95, 2095-96, 2096-97, 2097-98, 2098-99, 2099-00, 2100-01, 2101-02, 2102-03, 2103-04, 2104-05, 2105-06, 2106-07, 2107-08, 2108-09, 2109-10, 2110-11, 2111-12, 2112-13, 2113-14, 2114-15, 2115-16, 2116-17, 2117-18, 2118-19, 2119-20, 2120-21, 2121-22, 2122-23, 2123-24, 2124-25, 2125-26, 2126-27, 2127-28, 2128-29, 2129-30, 2130-31, 2131-32, 2132-33, 2133-34, 2134-35, 2135-36, 2136-37, 2137-38, 2138-39, 2139-40, 2140-41, 2141-42, 2142-43, 2143-44, 2144-45, 2145-46, 2146-47, 2147-48, 2148-49, 2149-50, 2150-51, 2151-52, 2152-53, 2153-54, 2154-55, 2155-56, 2156-57, 2157-58, 2158-59, 2159-60, 2160-61, 2161-62, 2162-63, 2163-64, 2164-65, 2165-66, 2166-67, 2167-68, 2168-69, 2169-70, 2170-71, 2171-72, 2172-73, 2173-74, 2174-75, 2175-76, 2176-77, 2177-78, 2178-79, 2179-80, 2180-81, 2181-82, 2182-83, 2183-84, 2184-85, 2185-86, 2186-87, 2187-88, 2188-89, 2189-90, 2190-91, 2191-92, 2192-93, 2193-94, 2194-95, 2195-96, 2196-97, 2197-98, 2198-99, 2199-00, 2200-01, 2201-02, 2202-03, 2203-04, 2204-05, 2205-06, 2206-07, 2207-08, 2208-09, 2209-10, 2210-11, 2211-12, 2212-13, 2213-14, 2214-15, 2215-16, 2216-17, 2217-18, 2218-19, 2219-20, 2220-21, 2221-22, 2222-23, 2223-24, 2224-25, 2225-26, 2226-27, 2227-28, 2228-29, 2229-30, 2230-31, 2231-32, 2232-33, 2233-34, 2234-35, 2235-36, 2236-37, 2237-38, 2238-39, 2239-40, 2240-41, 2241-42, 2242-43, 2243-44, 2244-45, 2245-46, 2246-47, 2247-48, 2248-49, 2249-50, 2250-51, 2251-52, 2252-53, 2253-54, 2254-55, 2255-56, 2256-57, 2257-58, 2258-59, 2259-60, 2260-61, 2261-62, 2262-63, 2263-64, 2264-65, 2265-66, 2266-67, 2267-68, 2268-69, 2269-70, 2270-71, 2271-72, 2272-73, 2273-74, 2274-75, 2275-76, 2276-77, 2277-78, 2278-79, 2279-80, 2280-81, 2281-82, 2282-83, 2283-84, 2284-85, 2285-86, 2286-87, 2287-88, 2288-89, 2289-90, 2290-91, 2291-92, 2292-93, 2293-94, 2294-95, 2295-96, 2296-97, 2297-98, 2298-99, 2299-00, 2300-01, 2301-02, 2302-03, 2303-04, 2304-05, 2305-06, 2306-07, 2307-08, 2308-09, 2309-10, 2310-11, 2311-12, 2312-13, 2313-14, 2314-15, 2315-16, 2316-17, 2317-18, 2318-19, 2319-20, 2320-21, 2321-22, 2322-23, 2323-24, 2324-25, 2325-26, 2326-27, 2327-28, 2328-29, 2329-30, 2330-31, 2331-32, 2332-33, 2333-34, 2334-35, 2335-36, 2336-37, 2337-38, 2338-39, 2339-40, 2340-41, 2341-42, 2342-43, 2343-44, 2344-45, 2345-46, 2346-47, 2347-48, 2348-49, 2349-50, 2350-51, 2351-52, 2352-53, 2353-54, 2354-55, 2355-56, 2356-57, 2357-58, 2358-59, 2359-60, 2360-61, 2361-62, 2362-63, 2363-64, 2364-65, 2365-66, 2366-67, 2367-68, 2368-69, 2369-70, 2370-71, 2371-72, 2372-73, 2373-74, 2374-75, 2375-76, 2376-77, 2377-78, 2378-79, 2379-80, 2380-81, 2381-82, 2382-83, 2383-84, 2384-85, 2385-86, 2386-87, 2387-88, 2388-89, 2389-90, 2390-91, 2391-92, 2392-93, 2393-94, 2394-95, 2395-96, 2396-97, 2397-98, 2398-99, 2399-00, 2400-01, 2401-02, 2402-03, 2403-04, 2404-05, 2405-06, 2406-07, 2407-08, 2408-09, 2409-10, 2410-11, 2411-12, 2412-13, 2413-14, 2414-15, 2415-16, 2416-17, 2417-18, 2418-19, 2419-20, 2420-21, 2421-22, 2422-23, 2423-24, 2424-25, 2425-26, 2426-27, 2427-28, 2428-29, 2429-30, 2430-31, 2431-32, 2432-33, 2433-34, 2434-35, 2435-36, 2436-37, 2437-38, 2438-39, 2439-40, 2440-41, 2441-42, 2442-43, 2443-44,

conclude

[illegible]
$$f(x) = \frac{1}{2} \left(\frac{1}{x} + \frac{1}{x^2} \right) \quad \text{for } x \in \mathbb{R} \setminus \{0\}$$

mean would also be an addition to the existing 100,000 per capita life expectancy

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decreasing the risk of

doi:10.1017/S0022292412001618

21

Responses

As one of the State's 30 Abbott Special Needs Districts, planning for schools in Newark is governed by the Newark School District, with approval by the State's Department of Education. Planning for hospitals and facilities for immigrants will be more thoroughly reviewed in the Community Facilities Element of the Master Plan, when it is revised in the future.

Comments

Responses

FEEDBACK FORM

Revised Draft of Land Use Element of the Master Plan
City of Newton, 2002

The City of Newton Appreciates your interest in the Master Plan, and would encourage you to comment on the revised draft of the Land Use Element. Please provide your comments below and hand them in at the end of the meeting, or mail them to:

Mark G. Buckendale, RA, PE, JD
City of Newton
Dept. of Housing and Economic Development
55 Cherry Street, 5th Floor
Newton, MA 02459

Comments will be postmarked by March 15, 2002.

Comments

To whom it may concern

We need a bowling alley for the future

in the Tremont area if this is

not available then on the corner of

1st and 2nd St. It is a

great idea. We also need a

community center.

I hope you respond to

demands for this community

center. I hope you support it.

If you would like to be added to the mailing list please provide the following:

Name: Peter McIndon Meeting date:

Address: 1111 1st St. Newton, MA 02459

Phone: 978 282 1428 Fax: 978 282 1428

Issues of specific recreational facilities are beyond the scope of the Land Use Element and will be addressed when revisions are made to the Open Space and Recreation Element of the City's Master Plan in the future.

The Future Land Use Plan of the Land Use Element only proposes broad land use categories rather than specific retail facilities.

Comments

Feedback Form

Revised Draft of Land Use Element to the Master Plan
City of Newark 2002

This city of Newark questionnaire was distributed to the Master Plan and Land Use Element Drafting Committee members at the meeting on March 14, 2002. The purpose of this questionnaire was to gather feedback on the draft of the Land Use Element to the Master Plan.

Mark C. Greenhouse, M.A., P.E., D.
City of Newark
Dept. of Planning and Economic Development
Mr. Barry Greenhouse, P.E.
Newark, N.J. 07102

Survey for the period of March 14, 2002

Comments
and additions to the draft

If you wish to be added to the mailing list, please let us know by

Name _____ Meeting date _____

Address _____

City _____

any addition for the meeting of 3/14/02

Responses

Economic development was a primary goal of the Land Use Element. However, issues concerning job creation and job training are beyond the scope of the Land Use Element and will be more thoroughly reviewed in the Economic Development Element of the Master Plan, which will be updated and revised in the future.

Comments

Feedback Form

Revised Draft of Land Use Element of the Master Plan
City of Newark 2007

As City of Newark approaches public hearings on the Master Plan, and would welcome your comments on the revised draft of the Land Use Element of the Master Plan. Please provide your comments below and bring them to the public hearing or mail them to:

Mark G. D'Amico, P.A., P.E.
City of Newark
Dept. of Planning and Economic Development
15 Liberty Street, 21st Floor
Newark, NJ 07102

Project has been funded by NJ Office of Economic Development

Comments

Additional comments or concerns

1. The City of Newark should consider the following recommendations regarding recreational and open space facilities are beyond the scope of the Land Use Element and will be examined when revisions are made to the Open Space and Recreation Element of the City's Master Plan in the future.

If your comment(s) has been entered by the master plan, it will be provided the following:

Name: [Name]
Address: [Address]
City: [City]
State: [State]
Zip: [Zip]

Responses

Specific recommendations regarding recreational and open space facilities are beyond the scope of the Land Use Element and will be examined when revisions are made to the Open Space and Recreation Element of the City's Master Plan in the future.

Comments

Responses

Feedback Form

Revised Draft of Land Use Element of the Master Plan City of Everett, 2002

As the City of Everett considers changes to the Master Plan, we encourage you to comment on suggestions for the City's future. Please provide your comments and suggestions on the following page.

Name: _____

City of Everett

Address: _____

City of Everett

Address: _____

Address: _____

Address: _____

Comments:

add additional comments if needed

See Land Use Element of the Master Plan

Address: _____

Address: _____

Address: _____

Address: _____

Address: _____

Agree I Appropriate parking provisions for commercial streets are included as a part of the City's Zoning Ordinance, when it is revised following adoption of the Land Use Element

Comments

Responses

1. The Master

2. The Master

3. The Master

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1. A greenway plan, which was created by the City's Department of Engineering, already exists.
2. The City agrees that better pedestrian access to the Passaic River waterfront should be provided. Improved pedestrian access to the waterfront is an important part of the planning for the proposed Joseph G. Minish Passaic River Waterfront Park, currently being planned by the U.S. Army Corps of Engineers, in association with the City, other government agencies and local community organizations such as the Ironbound Community Corporation.
3. Your recommendation will be taken under advisement when the Open Space and Recreation Element of the City's Master Plan is revised in the future.
4. See response to Comment No. 3.

Comments

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50% der Personen, die eine Minderheitsgruppe bilden, sind Frauen. 10% der Personen, die eine Minderheitsgruppe bilden, sind Frauen. 10% der Personen, die eine Minderheitsgruppe bilden, sind Frauen.

* *that episode is the profound issue in Israeli thought that should be resolved for both Jewish and national reasons. The*

In planning for a potential Post-Court Gateway route through Newark, it is important that both gateway route should provide direct, safe, and convenient access to the Gateway Center, Newark Penn Station, and the Newark Penn Station Transit Center. The Gateway Center is the primary transit hub in Newark, and the Newark Penn Station Transit Center is the primary transit hub in Newark. The Gateway Center is the primary transit hub in Newark, and the Newark Penn Station Transit Center is the primary transit hub in Newark. The Gateway Center is the primary transit hub in Newark, and the Newark Penn Station Transit Center is the primary transit hub in Newark.

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² *Journal of Management Education* 25(1): 103-118.

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Responses

See response to Comment No. 3

NAME: _____

Responses

Feedback Form

Revised Draft of Land Use Element of the Master Plan
by May 15, 2002

The City of Everett appreciates your interest in the Master Plan. We welcome your comments and suggestions. Please provide your comments and suggestions on the draft of the Land Use Element of the Master Plan by May 15, 2002.

Made to: Participants (City of Everett)
City of Everett
Dept. of Planning and Economic Development
55 Liberty Street, 2nd Floor
Everett, WA 98201

For City use, provided by May 15, 2002

Comments:
and additional notes (if needed):

1. More of a complete analysis of the city's needs.

If you would like to be added to the mailing list, please provide the following:

Name: Mr. Steve Thomas, President Mailing date: April 15, 2002

Address: 2843 1st Ave, Everett, WA 98201

City: Everett State: WA Zip: 98201

Acquisition of sites for proposed schools is under the authority of the
Schools Construction Corporation

Comments

Responses

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The thought behind designating the Passaic River waterfront as mixed use is to require developers to residential and commercial facilities along the waterfront to provide open space rather than just parking lots.

- Issues of traffic flow and congestion are beyond the scope of the Land Use Element and will be addressed when revisions to the Circulation Element of the City's Master Plan are made in the future. The proposed site of the arena is in the Central Business District and not in the Ironbound neighborhood.
- A comprehensive study of potential school sites was conducted by the Newark School District in their Site Evaluation Study, originally published in November 2000, as noted in the draft Land Use Element in the section titled "Recent Major Studies and Policy Initiatives in Newark."

Comments

COMMENTS ON THE MASTER PLAN

WATERFRONT - The waterfront should be to walk, breathe, and stand - a self-sustained vibrant area that enhances the city's image and provides a place for people to gather and enjoy the waterfront.

How to plan - The waterfront should be a place where people can walk, breathe, and stand - a self-sustained vibrant area that enhances the city's image and provides a place for people to gather and enjoy the waterfront.

What is - The waterfront should be a place where people can walk, breathe, and stand - a self-sustained vibrant area that enhances the city's image and provides a place for people to gather and enjoy the waterfront.

CLARIFICATION

The waterfront should be a place where people can walk, breathe, and stand - a self-sustained vibrant area that enhances the city's image and provides a place for people to gather and enjoy the waterfront.

Why not - The waterfront should be a place where people can walk, breathe, and stand - a self-sustained vibrant area that enhances the city's image and provides a place for people to gather and enjoy the waterfront.

Let's create - The waterfront should be a place where people can walk, breathe, and stand - a self-sustained vibrant area that enhances the city's image and provides a place for people to gather and enjoy the waterfront.

A true, vibrant, thriving, and walkable for the 21st century

Let's get educated - The waterfront should be a place where people can walk, breathe, and stand - a self-sustained vibrant area that enhances the city's image and provides a place for people to gather and enjoy the waterfront.

Neutral - The waterfront should be a place where people can walk, breathe, and stand - a self-sustained vibrant area that enhances the city's image and provides a place for people to gather and enjoy the waterfront.

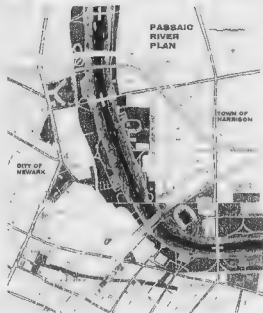
Let's get busy - The waterfront should be a place where people can walk, breathe, and stand - a self-sustained vibrant area that enhances the city's image and provides a place for people to gather and enjoy the waterfront.

The waterfront should be a place where people can walk, breathe, and stand - a self-sustained vibrant area that enhances the city's image and provides a place for people to gather and enjoy the waterfront.

Responses


Thank you for your comments and for your ideas and vision for Newark. Many of the concepts and ideas that you allude to - creating a more walkable city, a revitalized waterfront, a more lively downtown in the evening, a flourishing of the arts, rehabilitated school facilities - are all items addressed and encouraged in the Land Use Element.

Comments




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AND THE TOWN OF HARRISON
2002

Responses

| Comments | Responses |
|--|---|
| <p>March 13, 2002</p> <p>Mark Bartelsch City of Newark 15 Liberty St. Newark, NJ 07102</p>  <p>Dear Mr. Bartelsch,</p> <p>I am writing as a resident of the city of Newark to submit comments on the proposed City Masterplan.</p> <p>1) As you know, I have participated in the preparation of the Ironbound Community Master Plan, which was presented to the City last fall, and is in final review several months ago. The Ironbound plan was prepared with the help of residents, community groups, and businesses. A great deal of time, professional expertise, and funds have been invested. Specific language (prepared by consultants Alan Walker and Martha Lantry) which would allow that to happen has been submitted to the City of Newark. The Ironbound Community Master Plan should be incorporated into the City's Master Plan. As you know, the City's Greenhouse Report, which was voted on by the City Council recently, requires that community plans be incorporated as they are prepared.</p> <p>2) I am in disagreement with the underlying goal of this plan, which is frequently stated as "removing zoning barriers and impediments to growth", without the inclusion of the elements which are essential to quality of life in the neighborhoods. I believe that without the inclusion of the elements which outline land for parks, community facilities, and housing, this is not in fact a step forward but a step backward for Newark's residents. Growth without these elements essential to quality of life will destroy Newark's neighborhoods, not benefit them (as was in what is already happening in the Ironbound community). Specifically, the City's draft master plan, P-142, Number 4, "Goal of Land Use Plan" to remove zoning barriers and impediments to growth. This cannot be done without the missing key elements of this Master Plan without ignoring quality of life issues.</p> <p>3) The draft Master Plan states that the "Zoning Ordinance is in the process of being revised" (see page 21). As I understand it, the Land Use Plan is required to "form the underpinnings for the Zoning Ordinance. If the Zoning Ordinance is "being revised", what is it based on? The provision being used to meet the new Zoning Ordinance should be prepared in a backward manner. Please provide me with a copy of the current draft Zoning Ordinance for review purposes.</p> <p>4) There are inconsistencies in the draft, and important omissions. Many of these are together as a single sheet prepared by our consultant, Marilyn Lerner. I do not add several additional points:</p> <ul style="list-style-type: none"> * The existing Land Use map is not current because they do not reflect the 1100 new houses built in Ironbound. * Not mentioned are Ironbound's housing complexes (Trenton Homes, Pennington, Westmont p. 22-4 and publicly subsidized buildings (such as Aspen Riverpark). * P. 64 - single house left parts of Ironbound, ends at Trenton St. Truly wrong. | <ol style="list-style-type: none"> 1. Many of the recommendations in the Ironbound Community Corporation's Community Master Plan have been incorporated into the City's Master Plan. Many of policies and goals for the Ironbound neighborhood are shared both by the City and the ICMP. More detailed recommendations will be examined when the neighborhood planning phase of the Master Plan process begins. 2. The City seeks to remove zoning barriers to allow development of underutilized areas of the City. Detailed issues concerning parks, community facilities and housing are beyond the scope of the Land Use Element and will be more thoroughly reviewed when those Elements of the Master Plan are revised and updated in the future. 3. The City's Zoning Ordinance will be based upon the revised Land Use Element of the Master Plan, when it is adopted, as required by the State's Municipal Land Use Law. To date, the City has only been engaged in a series of policy discussions regarding zoning issues and a draft of the Zoning Ordinance will not be produced until the revised Land Use Element is adopted by the Central Planning Board. 4. The draft Land Use Element will be reviewed for errors and omissions and changes will be made where appropriate. As far as the Existing Land Use Map is concerned, please keep in mind that the pace of development in the City makes it nearly impossible to keep an up-to-date Existing Land Use Map. The Existing Land Use Map included in the draft Land Use Element was based upon a lot-by-lot survey of existing uses that was conducted in 1997. |

| Comments | Responses |
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| <p>¹ Missing from the description of Inland's Land Use are major public uses, such as the garbage incinerator, the jail, etc. Also missing that on P. 46.</p> <p>² New road maps are different.</p> <p>³ I disagree with P. 46, where the City's staff says that "conversion of formerly estranged industrial land to residential is contemplated for areas where the housing market is strong." This kind of statement hints at how the Inland, where market forces have already added many new homes, without the proper planning to convert the rest of the area residents needs (schools, parks, parking, etc.). In fact, allowing the conversion of these industrial properties without planning has caused serious problems in my neighborhood. In addition, the Inland's Community Plan contains specific steps to preserve industrial buildings which are sound, can be converted to another use, and give the neighborhood character.</p> <p>⁴ The Land Use Map is inconsistent with the Fresno County Plan, which specifically calls for "open space around housing" development.</p> <p>⁵ I disagree with the proposed Special Waterfront Zoning, that allows commercial and residential development along the waterfront. Inland residents have been paying for over a decade for open space along the water, and the Open Space & Recreation Plan submitted as part of the Inland's Community Master Plan, reiterates these desires.</p> <p>⁶ I believe that the "redevelopment plans" which designated hundreds of City-owned properties for redevelopment should be rescinded for a moratorium on development of these properties (perhaps) in order for the City's Master Plan process to include that land. The passage of these plans has already cost the loss of potential parks and school sites.</p> <p>⁷ I disagree with the stated City policy¹ to move low and moderate income families from high density to low density housing. Horizontal conversion of tightly placed homes creates serious problems, such as the lack of open space (myself own many of these projects (Dante Homes etc. Inland 50 is one example).</p> <p>⁸ P. 87 The decentralization of housing does not apply when discussing Inland. The worst is over. The City ordinance and planning processes continue to send neighborhoods to through they are all at the same time they are not.</p> <p>⁹ I strongly disagree with P. 88, Paragraph 7.5, and believe that many residents than give cautious about a proposed area which will bring in 6000 cars per hour. No traffic study has been done as part of the "redevelopment" planning for this area that I know of.</p> <p>¹⁰ Civil Number 8 says that plans will be replaced with grassroots community involvement then, with this take place and how often will this be required?</p> <p>¹¹ The inclusion of various studies done by private groups, which have not been argued by the public, or subject to public input, is confusing. It is not helpful to the public debate about Land Use.</p> | <ol style="list-style-type: none"> In general, the City seeks to encourage development of underutilized parcels of land throughout the City through sound planning principles and zoning controls. The City also encourages adaptive re-use of old industrial properties where appropriate and feasible. The City agrees that new residential development should include provisions for open space. The goal is to have developers of residential and commercial facilities along the waterfront to provide open space as part of their developments, rather than expend scarce public dollars to create open space. Moratoriums on development are specifically prohibited by the State's Municipal Land use Law. Redevelopment Plans are approved by the City's Municipal Council and can only be rescinded by the Council. The issue of open space and setbacks will be more fully considered when revisions to the City's Zoning Ordinance are made in the future. Your point is well noted. However, the Land Use Element has devoted an entire chapter to discussing the unique characteristics and differences between neighborhoods in the City. Your point is well noted. Traffic studies are a normal part of planning for major facilities such as an arena and will be included in the redevelopment planning for the area when final details of the site plan are developed. The involvement of groups such as the Master Plan Working Group, as well as local focus groups, will provide an important avenue for grassroots community involvement in the Master Plan process. For the most part, the studies mentioned in the draft Land Use Element under the section titled "Recent Major Studies and Policy Initiatives in Newark" were done at the request of government agencies. |

| Comments | Responses |
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| <p>17) The park space should be "in-between", not just existing parks preserved. It should reflect existing population needs.</p> <p>18) The creation of a nightclub district has been suggested more than once in local media's community meetings, in order to replace noise-producing uses from residential houses. Has any consideration been given to creating such a designation?</p> <p>19) P. 148: Public Land Use. I do not agree that "cultural uses" should be focused downtown. They should also be a part of neighborhoods. Provisions to require sufficient land for recreation are not included here, and should be. Provisions to ensure adequate community services (particularly for seniors) should be included.</p> <p>20) The State Plan points out that neighborhoods should have schools and parks at their center. This is not what has been allowed in Newark. How does this Land Use Plan take steps to make sure that it will be done that way?</p> <p>21) When will the Planning Board vote on the draft plan? Will I (and other interested individuals and organizations) receive a notice well in advance of that meeting?</p> <p>The City of Newark should return to each neighborhood with the results of their analysis of all comments and questions, including the reasons why any community recommendations have not been accepted. This process should take place well in advance of the vote by the Central Planning Board.</p> <p>Sincerely,  James T. Allen 272 Walnut St. Apt. 7 Newark, NJ 07102</p> | <p>15. The development of the future Joseph G. Minish Passaic River Waterfront Park will provide a major addition to open space in the City. Other opportunities for creating open space in the City will also be explored.</p> <p>16. An Entertainment and Restaurant District already exists in the City.</p> <p>18. While City development policy seeks to focus the siting of cultural, performance arts, sports and other entertainment uses near Symphony Hall, the NJ Performing Arts Center and the proposed Newark Arena site, it does not preclude development of these uses in other parts of the City.</p> <p>19. The siting of schools in Newark is governed by the Newark School District, with the approval of the State's Department of Education. The State Plan point about schools and parks being planned as the center of neighborhoods is more applicable to the development of new communities where land is readily available than it is to highly developed urban areas such as Newark.</p> <p>20. It is expected that the Planning Board will vote on the draft Land Use Element by late fall of 2003. Notices of the meeting will be published following the usual notice procedures of the Central Planning Board.</p> <p>Public meetings are planned in the wards, one meeting per ward, to present the final version of the Land Use Element and explain the revisions that were made to the draft version.</p> |

